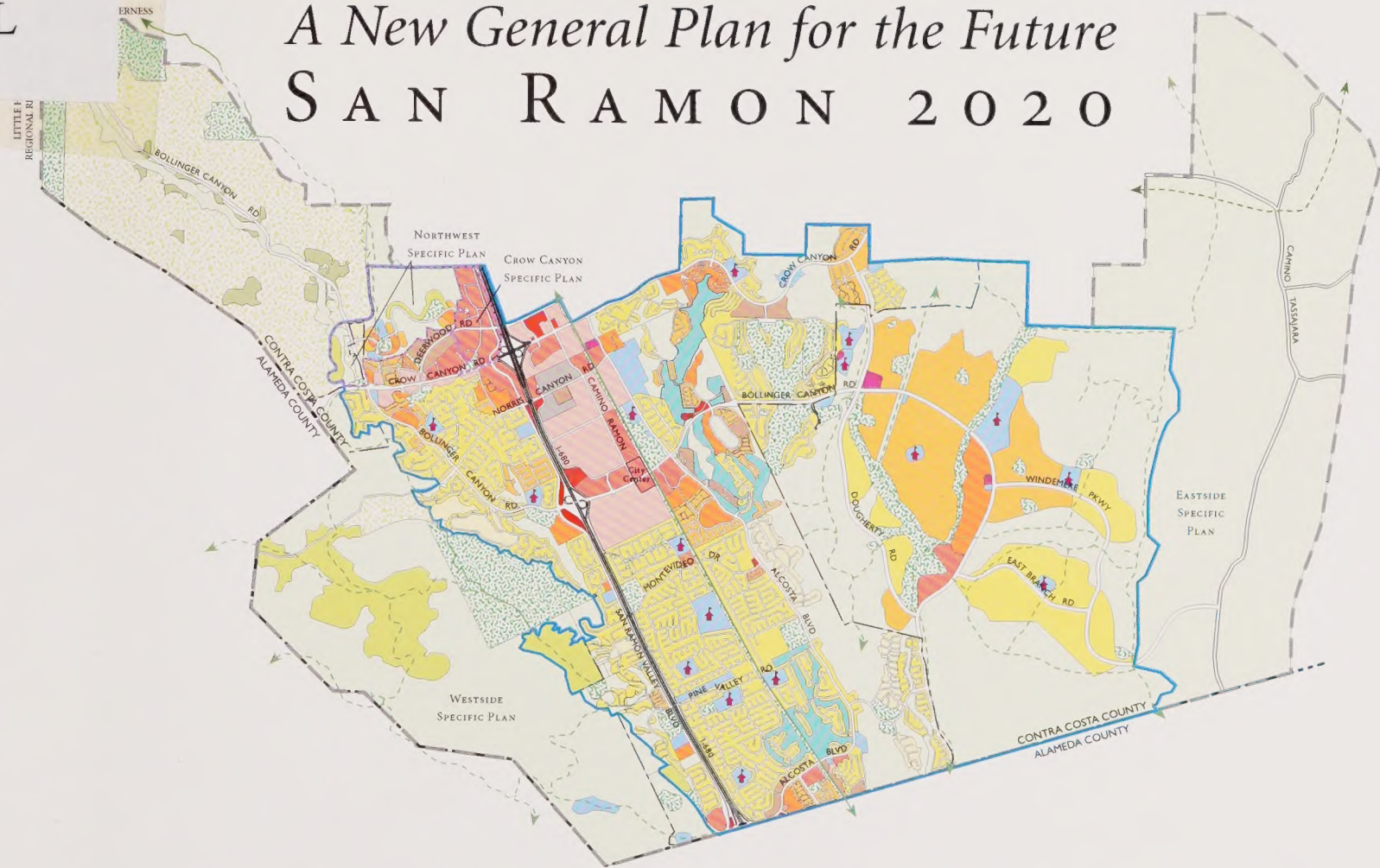


2003 0592

IGSL

A New General Plan for the Future **SAN RAMON 2020**



GENERAL PLAN

Prepared for

General Plan Review Commission
Approved by Voters of the City of San Ramon

MARCH 5, 2002



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PLANNING SERVICES DEPARTMENT

MEMORANDUM

To: Interested Agencies, Organizations and Individuals
From: Phil Wong, Planning Services Director
Date: March 14, 2002
Subject: San Ramon 2020 General Plan

The residents of San Ramon overwhelmingly supported the adoption of the new General Plan, with 77% of the residents voting in favor. Over the next few months, the City will be putting the General Plan in its final format. In the interim, please consider the "draft" plan that you received in an earlier mailing as the final document along with the attached errata sheets.

Once the General Plan is in its final format, a copy will be sent to you. Should you have any questions, please call Dee Steinbrenner, Administrative Coordinator, at (925) 973-2570 or e-mail her at dsteinbrenner@ci.san-ramon.ca.us.

Attachments:

Errata Sheets

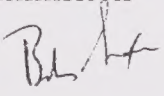
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MEMORANDUM

DATE: July 18, 2001

TO: Donna Kerger, Chair
General Plan Review Commission

FROM: Bob Saxe, City Attorney 

SUBJECT: General Plan Policies Sections 4.6-I-2, 8.4-I-15

In further reviewing the final draft of the General Plan, I came across two items which should be brought to the attention of the Commission.

1. Section 4.6-I-2 provides:

“Petition the Local Agency Formation Commission (LAFCo) to extend the City’s Sphere of Influence (SOI) if the County’s Urban Limit Line (ULL) is expanded. Extension of the SOI would include all lands between the City’s UGB and the County’s revised ULL. Rezoning of any such areas shall be maintained unless modified by a four-fifths vote of the City Council.”

I recommend that the last sentence of §4.6-I-2 be deleted. First, the procedure for rezoning is a part of the Zoning Ordinance, not the General Plan. To impose a four-fifths vote requirement would require amending the Zoning Ordinance. It cannot be done through the General Plan. Secondly, I think it would violate due process and equal protection for a city to require a 4/5 vote for rezoning or prezoning certain property under its jurisdiction while only requiring a majority vote for the remaining areas of the City.

2. The introductory language of Section 8.4-I-15 provides:

“With voter approval, allow exemptions from the provisions of Ordinance 197, specifically the prohibition of development on or adjacent to Major and Minor Ridges, only where:”

SAN RAMON GENERAL PLAN 2020 ERRATA (JULY 26, 2001)

Additions are underlined; deletions are noted either in ~~strikeout~~ format or by an italicized "omit" These edits and additional technical corrections identified by the consultant team and City staff will be made in the preparation of the final Plan once the draft is adopted in November 2001.

Growth Management

Page 3-16, Policy 3.4-I-2, commentary: "San Ramon combines its resources ~~using~~ with other jurisdictions and agencies, such as..."

Land Use

Page 4-5, Dougherty Hills subsection, fifth sentence:

The Dougherty Hills area offers diverse housing choices, including single-family homes on smaller lots, such as Country View, and higher density multi-family condominiums and apartments, such as Foothills and West Branch. ~~quarter-acre lots at Royal Ridge and Deer Ridge to luxury condominium and modern garden-style apartments in Canyon Lakes. With the recent approval of a 3-lot subdivision in the Canyon Lakes area,~~ The Dougherty Hills subarea is essentially built out.

Page 4-8, top right column: "...as shown in Figure 4-2 on the this following page."

Page 4-21, Policy 4.6-I-15: "Create incentives for clustered hillside development that will maximize preservation of visible open space by allowing density to increase based on the percentage of the site size permanently preserved as open space.

Page 4-20, Policy 4.6-I-9, fourth bullet: "allowing the City up to 180 days, or until environmental review is completed, whichever occurs later, to negotiate the purchase or protection of land outside the City limits designated as priority open space.

Page 4-27, Policy 4.7-I-I, second bullet: "affordable unit provided in excess of the minimum requirement."

Land Use Diagram, back pocket of General Plan, Rural Conservation designation: (~~0.25-2~~ up to 0.2 du/acre)

Circulation

Page 5-8, Policy 5.4-I-5: "Mitigate ~~appropriately~~ traffic that impacts collector streets as a result of new residential development."

Housing

Page 11-3, Population subsection, second paragraph:

Whereas ABAG projects the City's population growth to reach an estimated total of 80,700 in the year 2020 (76 percent increase), this General Plan projects a total of 96,020 ~~94,720~~ residents at buildout (109 ~~100~~ percent increase).

Page 11-11, Female-Headed Households subsection, first sentence: "The 1990 Census showed that ~~four~~ 6 percent of total households..."

Page 11-18, Table 11.2.3, Site V: Single-Family Housing Units: 15 ~~6~~.

Page 11-18, Table 11.2.3, Site W: Single-Family Housing Units: 6 ~~15~~.

Page 11-24, top left column, third sentence:

Construction in Dougherty Valley constitutes 77 percent of total housing development within the City's UGB in the General Plan timeframe. However, Dougherty Valley only provides ~~70~~ 68 percent of the City's affordable housing units, and ~~42~~ 36 percent of the City's Very Low Income housing units.

Page 11-36, bottom right paragraph:

However, this provision does not result in reasonable construction of affordable housing units compared to ABAG's Regional Housing Needs Determination for San Ramon. Dougherty Valley constitutes approximately 77 ~~73~~ percent of housing units within the City's UGB in the General Plan timeframe.

Glossary

Glossary term "Flood Plain" should read "Floodplain." Definition, second sentence" That part of the floodplain ~~flood plain~~ subject to..."

II

Housing

This Housing Element complies with both the letter and spirit of voter-approved Measure G. The Plan takes advantage of infill opportunities while preserving the valued “quality of life” aspects of San Ramon. Existing housing characteristics are presented, and a moderated growth rate of one-half percent per year over the 20-year scope of this Plan is proposed. A central guiding theme used throughout preparation of the General Plan was “smart growth” development patterns, which focus on reuse and intensification of existing sites to provide expanded housing opportunities. A significant workforce housing supply is proposed to meet the City’s “fair share” of regional housing needs, primarily through redevelopment.

Building on a housing needs assessment and evaluation of the City’s housing programs, available land, and constraints on housing production, this document presents a comprehensive set of housing policies and programs. New initiatives proposed to address the housing crisis include an office-housing linkage fee, inclusionary zoning, public services employee housing program, senior housing opportunities, establishment of a Housing Advisory Committee, and an Affordable Housing Fair. Additionally, several infill sites have been identified for mixed use and high density housing development, as reflected in the Land Use Element of the General Plan.

The Housing Element is organized to address all of the topics required by the Government Code and State Housing Element guidelines. Specifically, the Element contains:

- population and employment trends,
- household characteristics,
- governmental and non-governmental constraints,
- special housing needs,
- opportunities for energy conservation,
- existing assisted housing developments,
- goals, policies, and quantified housing objectives, and
- a 5-year housing program (Government Code Section 65583).

This General Plan, by its very nature, expands upon the current opportunities for the provision of workforce housing by establishing an Urban Growth Boundary (UGB), encouraging a more compact urban form through increased densities and infill development, and designating mixed use centers that include a residential component. While other elements of the Plan will implement a range of the “smart growth” components, the Housing Element focuses specifically on what this means for the provision of workforce housing in San Ramon. This Element is integral to the overall General Plan and is therefore consistent with all other Plan elements.

PUBLIC OUTREACH

A discussion of public outreach and housing advocacy groups contacted during preparation of the Housing Element follows.

The Housing Subcommittee of the City's General Plan Review Commission (GPRC) met approximately 10 times to discuss housing issues and programs. The Subcommittee meetings were noticed and open to the public. The following guest speakers gave presentations at Housing Subcommittee meetings:

- Marian Gushiken, Eden Housing
- Alex Amoroso, Association of Bay Area Governments
- Maurine Behrend, Interfaith Poverty Forum

The following housing advocacy groups/persons were also contacted for input on Housing Element issues:

- Betty Pagett, Ecumenical Association of Housing
- Shawn Heron, East Bay Housing Organizations
- Lydia Tan, Bridge Housing Corporation
- Resources for Community Development
- STAND Against Domestic Violence
- Allied Housing

- Tri-Valley Vision 2010
- Tri-Valley Affordable Housing Committee

Additionally, the following mailings and outreach informed residents of San Ramon about preparation of the General Plan and Housing Element:

- Three (3) General Plan Newsletters were mailed to all residents and interested parties.
- Four (4) Public Workshops - noticed by the Newsletter, ads in the newspaper, and mailings to interested parties.
- Notice of all Workshops, GPRC meetings, and Subcommittee meetings were posted on the City's website and posted in four (4) public places - Senior Center, Community Center, Library, and City Hall.
- All Workshops and GPRC meetings were tape delayed broadcast on local Channel 30.
- One (1) TV call-in show was broadcast on local Channel 30.

11.1 HOUSING NEEDS ASSESSMENT

This section evaluates the existing housing needs within the City of San Ramon, consistent with the State's Housing Element guidelines. The purpose of this assessment is to provide an overview of demographic information and the housing market.

POPULATION

Since the late 1970s, the City of San Ramon has evolved rapidly from a bedroom community to a major employment center. As shown in Table 11.1-1, the City's population has expanded from 20,250 in 1980 to 45,900 in the year 2000, according to estimates by the Association of Bay Area Governments (ABAG). This represents an increase of 127

percent over the last 20 years. Conversely, Contra Costa County and the San Francisco Bay Area region each grew by a significantly lower proportion – 44 and 34 percent, respectively.

Whereas ABAG projects the City's population growth to reach an estimated total of 80,700 in the year 2020 (76 percent increase), this General Plan projects a total of 94,720 residents at buildout (100 percent increase). San Ramon is characteristic of a newly emerging city whose population will expand due to its large employment base and the availability of vacant land, primarily in the eastern portions of the Planning Area. Selected development opportunities exist in the western portion of the City, along with the potential for infill redevelopment sites in the Crow Canyon Redevelopment Area.

Table 11.1-1: ABAG Population Growth Trends in San Ramon, Contra Costa County and San Francisco Bay Area

	1980	1990	2000	Projected 2010	Projected 2020	Growth 1980-2000	Projected Growth 2000-2020
San Ramon							
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Growth (% per decade)	n/a	75	30	39	27		
Contra Costa County							
Total Population	656,380	803,730	941,900	1,076,800	1,169,000	43%	24%
Growth (% per decade)	n/a	22	17	14	9		
San Francisco Bay Area							
Total Population	5,179,790	6,020,150	6,930,600	7,631,400	8,026,900	34%	16%
Growth (% per decade)	n/a	16	15	10	5		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 population estimated at 50,555, and 2020 population projected at 95,875).

Source: ABAG Projections 2000.

Age and Race

Table 11.1-2 shows an estimated distribution of residents by age group within San Ramon. According to the 1990 Census, San Ramon's population is made up of about 30 percent minors under age 19. The estimated 7 percent seniors over age 60 constitute a significantly smaller proportion of elderly residents than throughout Contra Costa County (17 percent). The City's total workforce-age population (age 20-59) includes 22,650 residents.

According to the 2000 U.S. Census, San Ramon's population consists of 77 percent Whites, 15 percent Asians, and 2 percent African Americans. In comparison, residents of Contra Costa County are more racially diverse at 66 percent Whites, 11 percent Asians, and 9 percent African Americans.

Table 11.1-2: Age Distribution in San Ramon (1990)

Age Group	Population	Percent of Total
Less than 9 years	5,181	15
10 – 19 years	5,243	15
20 – 29 years	5,464	15
30 – 39 years	7,372	21
40 – 49 years	7,050	20
50 – 59 years	2,767	8
60 – 69 years	1,397	4
70 – 79 years	594	2
Greater than 80 years	235	1
Total	35,303	100

Source: 1990 U.S. Census.

The difference in residents of Hispanic Origin (7 percent in the City and 18 percent in the County) further shows that San Ramon's population is less diverse than that of the entire County.

Households

The number of households in San Ramon has increased at a faster rate than population during the last two decades. Table 11.1-3 illustrates household growth trends through the year 2020. The number of households within San Ramon has risen from 6,390 to 16,280 since 1980, an increase of 155 percent. By contrast, population growth was only 127 percent over the same time period.

The differences in growth rates are largely due to a decrease in household size. Average household size in 1980 was estimated at 3.16 persons per household; it is currently estimated to be an overall average of 2.81 persons per household.

As shown in Table 11.1-4, the 1990 U.S. Census estimated that approximately 70 percent of San Ramon households were occupied by homeowners, while the remaining 30 percent were occupied by renters.

Table 11.1-3: Household Growth Trends in San Ramon

	1980	1990	2000	2010	2020	Growth 1980-2000	Growth 2000-2020
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Growth (% per decade)	n/a	75	30	39	27		
Total Households ²	6,390	12,900	16,280 ²	22,220	28,410 ²	155%	75%
Growth (% per decade)	n/a	102	26	37	28		
Average Household Size	3.16	2.74	2.81	2.86	2.83		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 population estimated at 50,555, and 2020 population projected at 95,875).

²Note that ABAG household projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 housing units estimated at 17,990, and 2020 housing units projected at 34,235).

Source: ABAG Projections 2000.

Table 11.1-4: Households by Tenure - 1990

	Housing Units	Percent
Households	12,850	100 %
Owner-occupied	8,880	69 %
Rental	3,960	31 %

Source: 1990 U.S. Census

INCOME AND HOUSING COSTS

Average household income in San Ramon is high. ABAG ranks the City seventh highest in mean household income out of 21 jurisdictions in Contra Costa County. Table 11.1-4⁵ shows that ABAG estimates the City's mean (average) household income for the year 2000 to be \$102,300, as compared with the County-wide mean of \$79,000. Mean incomes for San Ramon households are projected to increase to \$152,000 by the year 2020.

Table 11.1-4⁵: Mean Household Income Trends in San Ramon and Contra Costa County

	1990	2000	2010	2020
San Ramon	\$87,500	\$102,300	\$122,800	\$152,000
Growth (per decade)	n/a	17%	20%	24%
Contra Costa County	\$67,800	\$79,000	\$89,400	\$99,300
Growth (per decade)	n/a	17%	13%	11%

Note: Mean Household Income in constant 1995 dollars.

Source: ABAG Projections 2000

Housing Affordability

While household incomes have been rising steadily over the last 20 years, they have not kept pace with the rapidly escalating costs of housing. The maximum annual amount that each household can feasibly spend on housing costs (e.g., mortgage, rent, utilities) is 30 percent of the household annual

income. Table 11.1-56 shows maximum housing costs distributed by income categories for Contra Costa County.

The income categories, as defined by the State Department of Community Development (HCD), include:

- Very Low: Those households with income less than 50 percent of the County's area median income.
- Low: Those households with income between 50 and 80 percent of the County's area median income.
- Moderate: Those households with income between 80 and 120 of the County's area median income.
- Above Moderate: Those households with income above 120 percent of the County's area median income.

Table 11.1-56: Maximum Monthly Housing Costs by Income Category for Contra Costa County (1998)

<i>Income Category</i>	<i>Annual Income¹</i>	<i>Maximum Monthly Housing Costs</i>
Very Low	< \$31,650	< \$791
Low	\$31,651 - \$50,640	\$791 - \$1,266
Moderate	\$50,641 - \$75,960	\$1,266 - \$1,899
Above Moderate	> \$75,961	> \$1,899

¹Based on Contra Costa County Area Median Income (AMI) of \$63,300.

Source: Dyett & Bhatia, ABAG Regional Housing Needs Determination 1999-2006.

Review of for-sale advertisements in the San Ramon Valley Times and Tri-Valley Herald (February 2001) resulted in a median 4-bedroom/2-bath unit listed at \$549,950. Similar review of rental units in the San Ramon Valley Times and Tri-Valley Herald (February 2001) resulted in a median 3 bedroom/2 bath unit listed at \$2,200 per month. Annual household income necessary to afford said median rental unit would be \$88,000, significantly more than the Above Moderate income limit for County residents.

The 1990 U.S. Census estimated that approximately 62 percent of Very Low and Low Income households were overpaying for housing costs, considering both owner-occupied and rental units (see Table 11.1-7). Additionally, 37 percent of Moderate and Above Moderate Income homeowners were overpaying on their mortgage. A total of 4,890 households in San Ramon were paying greater than 30 percent of their income toward housing costs in year 1990.

Table 11.1-7: Overpayment of Housing - 1990

	<u>Very Low & Low</u>	<u>Percent</u>	<u>Moderate & Above</u>	<u>Percent</u>	<u>Total</u>
Owner-occupied Units	1,651	100 %	6,531	100 %	8,182
Acceptable (<30% of Income)	624	38 %	4,104	63 %	4,728
Overpayment (>30% of Income)	1,027	62 %	2,427	37 %	3,454
Rental Units	2,183	100 %	1,716	100 %	3,899
Acceptable (<30% of Income)	823	38 %	1,642	96 %	2,465
Overpayment (>30% of Income)	1,360	62 %	74	4 %	1,434

Source: 1990 U.S. Census

EMPLOYMENT

Up until the early 1980's, the City of San Ramon was primarily a bedroom community for the major employment centers in the Bay Area: San Francisco, Oakland, and San Jose. The development of Bishop Ranch, beginning in 1981, has transformed the City into a significant regional employment center itself. The decade from 1980 to 1990 saw a 510 percent increase in jobs within the City.

San Ramon ranks first among all Contra Costa County jurisdictions in the absolute number of jobs projected by 2020. Table 11.1-6⁸ illustrates employment trends projected by ABAG. According to these projections, San Ramon will add 22,390 new jobs in the next 20 years, which represents a 58 percent increase over the current estimated number of jobs.

Table 11.1-68: Employment Trends in San Ramon

	1980	1990	2000	2010	2020	Growth 1980-2000	Growth 2000-2020
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Employed Residents	10,060	21,190	27,300	39,000	50,400	172%	85%
Total Jobs ²	5,330	32,490	38,580 ²	50,550	60,970 ²	624%	58%
Growth (% per decade)	n/a	510	19	31	21		
Jobs/Housing Ratio ³	0.53	1.53	1.41 ³	1.30	1.21 ³		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 population estimated at 50,555, and 2020 population projected at 95,875).

²Note that ABAG employment projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 jobs estimated at 41,445, and 2020 jobs projected at 59,000).

³Note that ABAG jobs/housing ratio projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 jobs/housing ratio estimated at 1.55, and 2020 jobs/housing ratio projected at 1.16).

Source: ABAG Projections 2000.

Jobs/Housing Balance

The jobs/housing ratio is a concept that correlates economic growth with the anticipated increase in demand for housing. The ratio actually compares the number of jobs available within the City to the number of employed residents living there. The trend since the mid-1980's, and development of Bishop Ranch, has been toward in-commuting. The current jobs/housing balance is estimated at 1.55, with more jobs than employed residents. However, as buildout under the General Plan will add more population than it will jobs, the jobs/housing ratio should fall to 1.16 by the year 2020.

REGIONAL HOUSING ALLOCATION

State law establishes that regional councils of government shall identify for each city and county its "fair share allocation" of its most recent Regional Housing Needs Allocation in November 2000. In assessing regional housing needs, ABAG took into consideration several factors: market demand for housing, housing value trends and income/affordability analysis, employment opportunities, availability of suitable residential sites and public facilities, commuting patterns as they relate to the differences in job creation and labor supply, type and tenure of housing supply, and housing needs of farm workers. In turn, cities and counties must address these local shares of regional housing in their General Plan Housing Elements.

State law requires that regional housing needs allocations also consider the need for housing at all income levels. To promote a more equitable distribution of the regional needs, ABAG uses city, county, and Bay Area averages to determine the proportion of housing within each income level. Table 11.1-79 shows the distribution of housing needs by income level for selected jurisdictions within Contra Costa County. The income categories used are described in the discussion of Housing Affordability, above.

LOCAL HOUSING SUPPLY

San Ramon's housing supply has grown very rapidly in the last two decades, much of it through annexation of development approved by the County. According to the 1990 U.S. Census, the vacancy rate for housing units in San Ramon was at an optimal 5 percent. Of all occupied units within San Ramon, approximately 70 percent (8,880 housing units) were owner-

occupied and 30 percent (3,960 housing units) were rentals.

Household size in owner-occupied units was just over 3.0 in 1990, while rental households were significantly smaller (2.0). This is likely a result of parents with families choosing to become homeowners, while single residents or couples without children continue to rent.

Household Type

In 1990, the City's housing stock was dominated by families with children. As shown in Table 11.1-810, married-couple families constituted approximately 65 percent of total households within San Ramon, while female householders resided in 6 percent of the housing stock. Over 5,000 local households include children. Average family size, at 3.23 persons per family, was greater than average total household size, at 2.76 persons per household. This imbalance was likely

Table 11.1-79: Regional Housing Needs Determination, ABAG 1999-2006

<i>Jurisdiction</i>	<i>Projected Need</i>	<i>Income Distribution</i>				<i>Average Annual Need</i>
		<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
Brentwood	4,073	906	476	958	1,733	543
Concord	2,319	453	273	606	987	309
Danville	1,110	140	88	216	666	148
Pittsburg	2,513	534	296	696	987	335
Richmond	2,603	673	314	670	946	347
San Ramon	4,447	599	372	984	2,492	593
Walnut Creek	1,653	289	195	418	751	220
Contra Costa County	34,710	6,683	3,782	8,596	15,649	4,628

Source: ABAG Regional Housing Needs Determination, 1999-2006 (Final Official Release 11-16-2000)

due to 26 percent of City households made up of non-family persons, who tend to prefer fewer persons per household.

Table 11.1-810: Household Type in San Ramon (1990)

Household Type	Population	Percent of Total Households
Married Couple Families	8,270	65
<i>With Own Children</i>	4,510	35
Female Householders	790	6
<i>With Own Children</i>	450	4
Male Householders	360	3
<i>With Own Children</i>	130	1
Total Families	9,420	74
<i>With Own Children</i>	5,100	40
Average Persons per Family	3.23	
Non-family Households	3,390	26
Total Households	12,810	100
Average Persons per Household	2.76 ¹	

Note: Italicized categories are sub-categories.

¹1990 household size estimate varies slightly from that reported by ABAG in Table 11.1-3 (2.74 persons per household).

Source: 1990 U.S. Census (ABAG Data Center).

Age and Size

The housing stock in San Ramon is in extremely good condition, a reflection of its relative young age. Based on a total of 13,530 housing units recorded by the 1990 U.S. Census, less than one percent of the City's dwelling units were built before 1960. Approximately 52 percent of housing construction occurred in the 1980's, and the median year of construction for all housing units within San Ramon was 1981.

Table 11.1-911 shows the distribution of housing units by size of structure in San Ramon in 1990. A majority of the total housing units were single-family, 1 unit structures (74 percent). Approximately 64 percent of housing units in 1990 were single-family detached homes, with 10 percent single-family attached structures (for example, townhomes or duplexes). Approximately 16 percent of housing units were located within 5 to 19 unit (multi-family) structures. A majority of vacant units in 1990 were located within these 5 to 19 unit apartment structures. This is largely because multi-unit complexes are primarily rental units with higher turn-over rates.

Table 11.1-911: Housing Units by Size in San Ramon (1990)

	Housing Units	Percent of Total
1 Unit Structure	10,040	74
Detached	8,700	64
Attached	1,340	10
2 Unit Structure	20	0
3-4 Unit Structure	540	4
5-9 Unit Structure	1,100	8
10-19 Unit Structure	1,060	8
20-49 Unit Structure	290	2
50+ Unit Structure	420	3
Other (Houseboat, etc.)	70	1
Total	13,530	100
Median Units In Structure	1.67	

Source: 1990 U.S. Census (ABAG Data Center)

SPECIAL NEEDS GROUPS

To provide adequate housing for all people, the City must consider the housing needs of handicapped persons, female-headed households, large families, senior citizens, and the homeless. The shelter requirements for these special groups may point to the need for "accessible", larger or smaller, secure, and/or affordable housing.¹

Overcrowding

Overcrowding reflects the inability of families to afford larger homes. Overcrowding is defined as more than one person per room in a housing unit. According to the 1990 U.S. Census, San Ramon contained 215 units with 1.01 or more persons per room. This constituted less than 0.02 percent of total occupied units within the City. Overcrowding of housing units is not a concern in San Ramon.

Disabled

The 1990 U.S. Census indicated that five percent of the City's population of working age (16 years and over) had a work disability, and two percent were therefore not in the labor force. The 1990 U.S. Census also indicated that one percent of the City's working population had a public transportation disability. A straight-line projection of 1990 U.S. Census data results in 4,800 disabled persons of working age in San Ramon in the year 2020 (total population 95,875).

¹ The population estimates described in this section vary slightly from those stated earlier in the Housing Element because they are based on two distinct sources. Table 11.1-1, for example, uses ABAG Projections 2000 as an estimate of total 1990 population while the Special Needs Groups discussion is based on population projections published by the 1990 U.S. Census.

The special housing needs of disabled persons include accessible housing units, in close proximity to public services and commercial centers, with special design features that alleviate the disability. State law requires that all rental apartments containing five or more dwelling units are made accessible and adaptable to disabled persons. The City applies standard conditions of approval to residential development projects that reflect this mandate.

Female-Headed Households

The 1990 U.S. Census showed that four percent of total households in San Ramon were headed by females with children under age 18. Female-headed households are considered a special needs group because of the higher incidence of poverty in these households than in all families. The U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poor. In the year 2000, the estimated poverty threshold for a family of four was \$17,600.

Of the 788 female-headed households in 1990, five percent were below poverty level. Comparatively, only one percent of the total families in San Ramon were below poverty level. Female-headed households need housing affordable to Very Low Income families, in areas suitable for child-rearing, and with access to transit networks, schools and parks, and daily services. Mixed use and infill development proposed within this General Plan should provide more affordable housing opportunities that meet the needs of female-headed households.

Large Families

In 1990, ten percent of the total number of households in San Ramon contained five or more people. Of these large households, approximately 94 percent were owner-occupied (see Table 11.1-12). In comparison, an estimated 89 percent of smaller households were occupied by homeowners.

Table 11.1-12: Large Households by Tenure - 1990

	<u>Family <4</u>	<u>Percent</u>	<u>Large Family</u>	<u>Percent</u>
Households	8,884	100%	3,961	100%
Owner-occupied	7,883	89%	3,722	94%
Rental	1,001	11%	239	6%

Source: 1990 U.S. Census

Applying a straight-line projection to the 1990 proportion of large households, there will be approximately 3,420 large families within San Ramon in the year 2020.

Finding rental housing with higher than average bedroom counts is a typical problem for large families, particularly those with lower income levels. In San Ramon, for example, large families are virtually excluded from apartments, as they are all one- and two-bedroom units. Policies in this Housing Element address provision of large, affordable housing units.

Senior Citizens

According to the 1990 U.S. Census, 4 percent of San Ramon's population was over age 65. However, the elderly suffer disproportionately from poverty: six percent of the population over 65 lived below the poverty level in 1990, compared to two percent of the population under 64.

As shown in Table 11.1-13, the 1990 U.S. Census estimated that approximately 82 percent of senior households are owner-occupied, and 18 percent are rentals. In comparison, over 30 percent of remaining households (headed by adults under 65 years) are rentals.

Table 11.1-13: Elderly Households by Tenure - 1990 Census

	<u>Householder</u> <u>15-64 yrs</u>	<u>Percent</u>	<u>Householder</u> <u>>65 yrs</u>	<u>Percent</u>
Households	11,999	100%	846	100%
Owner-occupied	8,190	68%	694	82%
Rental	3,809	32%	152	18%

Source: 1990 U.S. Census

Senior citizens often have difficulty finding housing because of fixed incomes, limited mobility, and the need for relatively easy access to health and convenience services. The Section 8 waiting list administered by the County Housing Authority includes households looking for units in the San Ramon area; in March 1990, 504 households were on the waiting list for one-bedroom units. Approximately 20 percent of these were elderly households. Proposed senior housing sites in this General Plan will further contribute to the affordable housing stock.

San Ramon currently has eleven licensed residential care facilities for the elderly which will accommodate non-ambulatory clients: Henrikson House, Villa San Ramon, Sunny Days Care Facility, Casa San Ramon, Evergreen Terrace, Crow Canyon RCFE, Merrill Gardens San Ramon, Villa Dublin #2 Care Home, Pine Valley Homes, Sunshine Care Home, and Twilight Home 2.

Homeless

Although there are not any homeless shelters within the Planning Area, several nearby communities offer emergency and homeless centers that serve San Ramon residents, as needed:

- Valley Community Health Center, Family Crisis Services – Emergency shelter in Livermore,
- Contra Costa Crisis Center – Emergency shelters in Concord and Richmond,
- Eden Council for Hope and Opportunity (ECHO) – Housing assistance office in Livermore, and
- Bay Area Rescue Mission – Men's and Women's emergency shelters in Richmond.

San Ramon has periodically contracted with various homeless/emergency shelters to provide program funding, if needed by City residents.

Farm workers

San Ramon is an urbanized area of Contra Costa County and does not have any working farms. Thus, there is no demand for farm worker housing in the City.

ENERGY CONSERVATION

Conservation of energy has become an important issue in housing policy because of the rise in energy costs over the last few decades. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness, and the application of appropriate technology.

The City's Building and Safety Services Department enforces California's energy building code (Title 24) through its plan-checking process. These regulations establish minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies.

Energy conservation is also addressed through the City's environmental review process. The Negative Declaration or Environmental Impact Report for a development project identifies energy impacts and, if necessary, requires mitigation measures to be implemented to reduce energy consumption.

11.2 LAND INVENTORY

This section describes existing residential development within the City and analyzes the amount of vacant land available for future housing development. Existing residential densities are used to determine projected housing units in the year 2020.

EXISTING RESIDENTIAL USES

Existing land uses and housing units are described by planning subarea (see Figure 4-2 in Land Use Element):

- Bishop Ranch. The Bishop Ranch subarea has established San Ramon as one of the major employment centers of the San Francisco Bay Area. Office, manufacturing and warehouse, retail, and commercial service uses total about 8.0 million square feet of floor space. The Central Park, San Ramon Community Center, San Ramon Public Library, Iron Horse Middle School, Marriott Hotel, and Shops at Bishop Ranch have been added to the subarea since the City was incorporated in July 1983. These

facilities provide a central focus for the San Ramon community.

- **Bollinger Canyon.** The Bollinger Canyon subarea follows both sides of Bollinger Canyon Road into the Las Trampas Regional Wilderness boundaries. Bollinger Canyon is almost entirely outside City limits, and paralleled on both sides by steep slopes and high ridges. At present, there are approximately 120 homes in this subarea beyond City limits, almost all of which are on parcels of an acre or more, and many of which have equestrian facilities.
- **Crow Canyon.** This subarea includes three major retail centers and several architecturally significant office buildings, totaling roughly 4.8 million square feet of commercial, service, and office uses. Crow Canyon subarea also includes the highest number of sites the City considers to be underutilized. Recent residential developments, such as Promontory View, Deerwood Highlands, Cambrio, and Bollinger Crest are contributing to the economic revitalization of the area. Approximately 1,780 housing units are existing or underway in Crow Canyon.
- **Dougherty Hills.** The primary land use in this subarea is residential, with 4,800 homes. The largest residential community is Canyon Lakes, which was constructed during the 1980s under the jurisdiction of Contra Costa County. Canyon Lakes includes a golf course, small retail shopping area, and wide array of contemporary housing design and architecture. The Dougherty Hills area offers diverse housing choices, from large homes on quarter-acre lots at Royal Ridge and Deer Ridge to luxury condominium and modern garden-style apartments in Canyon Lakes.

- **Dougherty Valley.** In 1994, San Ramon, Danville, and Contra Costa County agreed to allow initial development of up to 8,500 homes in this subarea, with development exceeding this limit to a maximum of 11,000 units following further traffic analysis. As of August 2000, two residential developments comprising 590 units were complete in Dougherty Valley: Bent Creek (450 units) and Old Ranch Estates (135 units). These projects are not part of the Settlement Agreement.

Gale Ranch (1,215 units) is the first Dougherty Valley project underway and was recently annexed by the City of San Ramon, as provided for in the Dougherty Valley Settlement Agreement. Approvals for an additional 4,074 units were recently granted by Contra Costa County. Site preparation for Windemere Ranch (2,250 units) has begun, while work has yet to begin on Gale Ranch 2 (1,825 units). Although Dougherty Valley is envisioned primarily as a residential area with neighborhoods organized around schools, parks, and creek corridors, a "Village Center" is planned at the confluence of the two branches of Alamo Creek.

- **Southern San Ramon.** The City's initial residential development began during the mid-1960s in the Southern San Ramon subarea. During the 1970s and the early 1980s, neighborhoods spread northward to Montevideo Drive from the County line. Today, with approximately 7,280 residences, Southern San Ramon is a model suburban community of primarily single-family homes on parcels of 6,500 to 10,000 square feet that feature mature landscaping.
- **Twin Creeks.** Development in the Twin Creeks subarea began in 1969 and spread southward. Residential neighborhoods in this subarea are well established and

attractive, yet diverse with respect to type of housing, densities and lot sizes. There are approximately 3,080 dwelling units, of which 77 percent are detached single-family homes on lots ranging from 5,000 to 10,000 square feet. The remaining 23 percent is comprised of townhouses, condominiums, and apartments. Two new neighborhood parks—Alta Mesa and San Catanio Creek (the Woodlot)—are scheduled for completion by years 2001 and 2003 respectively.

- **Westside.** The Westside subarea encompasses 3,300 acres of largely unincorporated open hillsides. In 1989, the City adopted a specific plan for the Westside. The area along San Ramon Valley Boulevard is designated primarily for residential development, with a neighborhood shopping center (Gateway Centre). Development south of Norris Canyon Road, outside of City limits, has been approved by Contra Costa County and will ultimately consist of 370 large lot homes ranging from a third of an acre to more than one acre in size. The balance of the site is to be maintained as open space, with recreational and fire trails connecting the open space and the developed areas. In all, approximately 1,290 units were included in the Westside Specific Plan. In order to ensure consistency with this General Plan, the Westside Specific Plan will be amended to establish a 1,310 unit limit (see Policy 4.7-I-7).
- **Tassajara Valley.** The Tassajara Valley is proposed as San Ramon's newest planning subarea. This valley comprises approximately 4,900 acres located east of San Ramon. Currently, much of the land in the Valley is in agricultural use, such as spring pasture and livestock grazing, with a few orchards, small horse ranches, and five-acre ranchettes. Residential development is limited to approximately 220 rural residential units, most of which are clustered

along Camino Tassajara and side roads. The majority of the land area is in private ownership.

Neighborhood Preservation Program

As of year 2001, the City of San Ramon Planning Department continually monitors the existing housing supply through the City's Neighborhood Preservation Program. A total of six housing units are currently being rehabilitated throughout the City, while none have been identified as needing replacement.

Assisted Housing Supply

According to the Tri-Valley Affordable Housing Committee's 1999 Directory of Assisted Housing and City staff, there are currently eight residential projects in San Ramon that provide affordable housing for local residents and workers (see Table 11.2-1). These assisted housing projects, a majority of which are located within the Crow Canyon Redevelopment Area, total approximately 170 affordable housing units.

Table 11.2-1: Assisted Housing Supply in San Ramon, 1999

<i>Project Name</i>	<i>Planning Subarea</i>	<i>Below Market Rate Units</i>	<i>Total Housing Units</i>
Bollinger Crest	Crow Canyon	15	65
Cambrio	Crow Canyon	13	85
Canyon Point	Dougherty Hills	17	114
Cedar Pointe	South San Ramon	25	248
Old Mill Village	Crow Canyon	19	125
Park Place	Crow Canyon	20	36
Promontory Point	Crow Canyon	36	400
Villa San Ramon	South San Ramon	24	120
Total Housing Units		169	1,193

Source: Tri-Valley Affordable Housing Committee, 1999 Directory of Assisted Housing.

HOUSING DEVELOPMENT POTENTIAL

Based on acreage and proposed General Plan designations of vacant and underutilized parcels in San Ramon, it is possible to approximate future housing development potential. Table 11.2-2 tracks the existing, approved and underway, and additional potential units expected at General Plan buildout.

There are currently 17,990 housing units within the San Ramon Planning Area, a majority of which are located in the Dougherty Hills and Southern San Ramon sub-areas. An additional 12,175 housing units are approved, underway, or programmed in the City. Approximately 11,000 housing units are programmed for development within Dougherty Valley,

per Settlement Agreement with Contra Costa County, the Town of Danville, and residential developers. These units will be annexed to the City as final maps and tax sharing agreements are approved as provided for in the Settlement Agreement.

Approximately 4,065 additional housing units could be built within the City, based on vacant land availability, redevelopment potential, and General Plan designations. The total number of existing, approved, and potential housing units in San Ramon is 34,230 at buildout of the General Plan.

OPPORTUNITY SITES

Table 11.2-3 and Figure 11-1 illustrate opportunity sites identified for development or redevelopment of housing. Sites providing the City with opportunities for housing construction total approximately 390 acres. Using average housing density assumptions, buildout of the General Plan projects approximately 460 single-family units and 3,605 multi-family and mixed use units. Potential exists within these multi-family and mixed use projects for construction of significant workforce and senior housing supply, located near the City's shopping centers and transit lines.

In addition to the housing opportunity sites identified in Figure 11-1, buildout of the Dougherty Valley will provide 11,000 housing units within the Planning Area.

Table 11.2-2: Summary of Residential Development and Potential

Subarea	Existing Housing Units	Approved, Underway, or Programmed Units ¹	Additional Potential Units in General Plan Buildout	Total Existing, Approved, and Additional Housing Units
Bishop Ranch	0	0	770	770
Bollinger Canyon	120	35	795	950
Crow Canyon	1,570	210	1,680	3,460
Dougherty Hills	4,800	115	0	4,915
Dougherty Valley	590	11,000	0	11,590
Southern San Ramon	7,280	45	570	7,945
Tassajara Valley	220	0	0	220
Twin Creeks	3,060	140	0	3,200
Westside	350	630	250	1,180
Planning Area	17,990	12,175	4,065	34,230

¹Includes development approved/underway by the City of San Ramon and Contra Costa County. Also includes the remaining programmed units under the 11,000 unit buildout in Dougherty Valley, as provided by the Settlement Agreement (8,500 units initially; an additional 2,500 units with mitigation of traffic impacts).

Source: City of San Ramon Planning Services Department; Dyett and Bhatia, 2001

Table 11.2-3: Housing Opportunity Sites in San Ramon (see Figure 11-1)

Site ¹	Location	Planning Subarea	General Plan Designation	Residential Density	Total Acres	Single-Family Housing Units	Multi-Family Housing Units	Total Housing Units
A	San Ramon Valley Blvd	Crow Canyon	Mixed Use	<0.35 FAR	7.7		97	97
B	Hooper Drive	Crow Canyon	Mixed Use	<0.35 FAR	4.8		61	61
C	Omega/Purdue	Crow Canyon	Mixed Use	<0.35 FAR	2.0		25	25
D	Omega/Beta	Crow Canyon	Mixed Use	<0.35 FAR	2.7		35	35
E	Deerwood/Omega	Crow Canyon	Mixed Use	<0.35 FAR	2.7		34	34
F	Old Crow Canyon/Deerwood	Crow Canyon	Mixed Use	<0.35 FAR	9.1		115	115
G	Omega/Hooper	Crow Canyon	Mixed Use	<0.35 FAR	0.6		8	8
H	Old Crow Canyon/Deerwood	Crow Canyon	Mixed Use	<0.35 FAR	5.1		65	65
I	Deerwood/Omega	Crow Canyon	Mixed Use	<0.35 FAR	1.3		17	17

Table 11.2-3: Housing Opportunity Sites in San Ramon (see Figure 11-1)

Site ¹	Location	Planning Subarea	General Plan Designation	Residential Density	Total Acres	Single-Family Housing Units	Multi-Family Housing Units	Total Housing Units
J	Camino Ramon/Fostoria	Crow Canyon	Mixed Use	<0.35 FAR	12.7		161	161
K	Norris Canyon/Alcosta	Crow Canyon	Mixed Use	<0.35 FAR	10.1		128	128
L	Bollinger Canyon/Iron Horse	Bishop Ranch	Mixed Use	<0.35 FAR	14.3		181	181
M	Diablo Plaza 1	Crow Canyon	Mixed Use	<0.35 FAR	12.0		152	152
N	Diablo Plaza 2	Crow Canyon	Mixed Use	<0.35 FAR	24.9		316	316
O	Bishop Ranch Plaza	Bishop Ranch	Mixed Use	<0.35 FAR	19.8		251	251
P	Marketplace	Southern San Ramon	Mixed Use	<0.35 FAR	26.0		330	330
Q	Country Club Village	Southern San Ramon	Mixed Use	<0.35 FAR	10.7		136	136
R	Gateway	Westside	Mixed Use	<0.35 FAR	12.8		163	163
S	Crow Canyon Commons	Crow Canyon	Mixed Use	<0.35 FAR	16.2		205	205
T	Alcosta/Stage Coach	Southern San Ramon	Mixed Use	<0.35 FAR	3.7		47	47
U	Alcosta/Kimball	Southern San Ramon	Multi-Family VH	30--50 un/ac	1.4		56	56
V	Laborer's	Westside	Hillside Residential	<2 un/ac	7.6	6		6
W	Laborer's	Westside	Single-Family Low	0.2--3 un/ac	2.7	15		15
X	Chu Residential	Bollinger Canyon	Hillside Residential	<2 un/ac	15.4	40		40
Y	Faria	Bollinger Canyon	Multi-Family High	14--30 un/ac	15.5		420	420
Y	Faria	Bollinger Canyon	Hillside Residential	<2 un/ac	26.4	48		48
Y	Faria	Bollinger Canyon	Medium Density	6--14 un/ac	19.6	248		248
Z	Geldermann	Westside	Hillside Residential	<2 un/ac	105.0	66		66
AA	Crow Canyon Commons Outlots	Crow Canyon	Mixed Use	<0.35 FAR	5.9		75	75
BB	Bishop Ranch 11	Bishop Ranch	Mixed Use	<0.35 FAR	9.0		114	114
CC	Bishop Ranch 12	Bishop Ranch	Mixed Use	<0.35 FAR	5.6		71	71
DD	Toyota	Bishop Ranch	Multi-Family VH	30--50 un/ac	8.5		340	340
EE	Central Bollinger Canyon	Bollinger Canyon	Rural Conservation	<0.2 un/ac	184.6	37		37
Totals					606.2	460	3,605	4,065

¹Site identifier corresponds with parcels in Figure 11-1.

Source: Dyett & Bhatia, 2001.

Figure 11-1: Housing Opportunity Sites

11.3 HOUSING CONSTRAINTS

This section describes the constraints applied by local, State, and federal governments, the private market, and the natural environment to the development of affordable housing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints include the regulatory functions that are basic to the role of local government. However, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations

The land use categories of the City's General Plan provide for residential growth at various density levels:

- **Rural Conservation.** Rural single family residential development at up to 1 unit per 5 acres in unserved areas; clustering is encouraged.
- **Hillside Residential.** (New) Single family residential development at up to 2 units per acre; clustering is encouraged.
- **Single Family Residential-Low Density.** Single family residential development at densities between 0.2 and 3 units per acre.
- **Single Family Residential-Low Medium Density.** Single family residential development at densities between 3 and 6 units per acre.
- **Single Family Residential-Medium Density.** Single family residential development at densities between 6 and 14 units per acre.
- **Multiple Family Residential-High Density.** Multiple family residential development at densities between 14 and 30 units per acre.
- **Multiple Family Residential-Very High Density.** (New) Multiple family residential development at densities between 30 and 50 units per acre.

Additionally, site areas may be reduced by 20 percent if low- or moderate-income housing is provided, per the City's Affordable Housing Density Bonus Ordinance.

Zoning requirements for setbacks, lot coverages, and parking are similar to other cities in the area, and are not perceived as a constraint to housing development. A summary of development standards for the City's residential zoning districts are shown in Table 11.3-1. New zoning districts must be established for three of the General Plan land use categories — Rural Conservation, Hillside Residential, and Multiple Family Very High Density (see Housing Program 11.6-1-3).

Fees and Exactions

The City has established fees for building permits and planning and engineering services for both single- and multi-family developments. Additional payment is also required to mitigate the impacts of proposed new developments: traffic and drainage improvements, creek studies, seismic monitoring; parkland dedication, and school impact fees.

Table 11.3-1: Property Development Regulations: RR, RE-A, RE-B, RS-12, RS-10, RS-7, RS-6, RS-D, RM, RMH, RH

	RR	RE-A	RE-B	RS-12	RS-10	RS-7	RS-6	RS-D	RM	RMH	RH
Minimum Site Area per Unit (sq ft)	5 ac	20,000	15,000	12,000	10,000	7,000	6,000	3,500	3,100	2,000	1,500
Minimum Lot Area (sq ft)	5 ac	20,000	15,000	12,000	10,000	7,000	6,000	7,000	7,500	10,000	10,000
Minimum Lot Width (ft)	300	100	100	100	70	65	60	70	60	70	70
Minimum Lot Depth (ft)	300	150	120	100	100	95	90	90	90	90	90
Minimum Yards:											
Front (ft)	30	25	20	20	20	20	20	15	15	15	15
Rear (ft)	30	15	15	15	15	15	15	15	15	15	10
Corner Side (ft)	25	20	15	15	15	15	15	10	10	10	10
Side (ft)	20	15	10	10	10	5	5	0	6	6	6
Aggregate (ft)	48	35	25	25	20	15	15	10	16	16	16
Courts	--	--	--	--	--	--	--	--	--	--	--
Maximum Height (ft)	35	35	35	35	35	35	35	35	35	35	35
Maximum Coverage	--	--	--	--	--	--	--	--	25%	35%	35%
Maximum Nonresidential FAR	--	--	--	--	--	--	--	--	0.5	0.5	0.5
Outdoor Living Area	--	--	--	--	--	--	--	--	--	--	--
Minimum Site Landscaping	--	--	--	--	--	--	--	--	35%	30%	25%
Fences and Walls	--	--	--	--	--	--	--	--	--	--	--
Off-Street Parking	--	--	--	--	--	--	--	--	--	--	--

(Note: Property development regulations represent minimum standards)

Source: City of San Ramon Zoning Ordinance.

As shown in Table 11.3-42, development fees for a model single-family dwelling total nearly \$9,500. Development fees for a model multi-family dwelling total nearly \$8,000. The cost of providing water and sewer service to new residential development is also substantial. While the City's fees are tied to the costs of providing necessary services, they are high and naturally inhibit the development of affordable housing.

Table 11.3-2: Model Development Fees in San Ramon

	Single-Family	Multi-Family
<i>Assumed Project Size (units)</i>	140	85
<i>Living Area per Unit (sq. ft.)</i>	2,050	1,330
<i>Garage per Unit (sq. ft.)</i>	470	470
Aerial Mapping Fee	\$161	\$75
City Beautification Fee	\$322	\$151
Child Care	\$292	\$279
Issuance Fee	\$25	\$25
Microfilm	\$2	\$2
Plan Check Fees	\$354	\$205
Permit Fees	\$2,536	\$1,464
Park Land Dedication	\$2,315	\$3,312
SMIP Residential	\$32	\$15
Traffic Mitigation		
City	\$530	\$371
Region	\$792	\$554
Sub-Region	\$2,128	\$1,490
Total Fees per Unit	\$9,489	\$7,943

Source: City of San Ramon Planning Services Department

Infrastructure

The provision of on-site improvements such as streets, curbs, gutters, sidewalks, landscaping, drainage, water, and sewer infrastructure are standard conditions of development approval. In many cases, off-site improvements and/or mitigations are also required, such as street widening and installation of traffic signals, public utility easements, and drainage and flood control improvements.

Development Review Process

Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors which can effect the length of development review on a proposed project include: a rezoning or general plan amendment requirement, public meetings required for Commission/Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

Generally, all developments undergo an environmental, land use, and design review process to ensure continuity of development throughout the City. This process can take anywhere from three to four months for a minor subdivision application, to up to one to two years for a major subdivision requiring an EIR. In many cases, the lengthy period of time between project application and approval is necessary due to complicated environmental, infrastructure, or other development issues. However, it is recognized that time lapse equals increased costs, and affordable housing projects are given priority in the review process.

Building Code and Enforcement

There are several City codes used as the basis for building standards in San Ramon; namely, the Uniform Building Code, Housing Code, Plumbing Code, Mechanical Code, Swimming Pool, Spa, and Hot Tub Code, Solar Energy Code, National Electrical Code, Uniform Code for the Abatement of Dangerous Buildings, and Security Ordinance. All of the codes respond to the environmental conditions in the Planning Area, such as high fire hazards due to open grasslands/slopes and expansive soils in San Ramon Valley. These additional requirements may represent an increase in individual housing costs above minimum code standards.

Resource Conservation Overlay District

The City's Resource Conservation Overlay District (RCOD) is intended to protect the scenic quality and natural resources of San Ramon's hillsides, ridges, and creeks. Specifically, development is prohibited within 100 feet of a major ridgeline and 50 feet of a minor ridgeline, within 100 feet of a creek or stream channel, and on slopes exceeding 20 percent. However, the high land costs of such preserved natural resources are divided among a project's parcels, and may significantly increase the cost of new housing units within the RCOD.

Ordinance 197

Ordinance 197 was adopted in August 1990 to further restrict development in natural resource areas, such as hillsides and stream channels. The Ordinance includes the provision of the RCOD, but eliminates exceptions in Specific Plan areas. Ordinance 197 applies to all property over the 500 foot elevation, and limits densities to 1 dwelling unit per acre between 10 and 15 percent slopes and one dwelling unit per 5

acres between 15 and 20 percent slopes. In effect, Ordinance 197 reduces the amount of developable land within the Bollinger Canyon, Westside, and Dougherty Valley subareas.

Dougherty Valley

The Dougherty Valley is currently within the City's Sphere of Influence, but outside of its corporate limits. In 1996, Contra Costa County published a Specific Plan study for the 5,980-acre Valley, intended to guide the location, type, and character of future development. Dougherty Valley is planned as a residential community developed in a cluster of neighborhoods, providing housing opportunities for residents and workers of the Tri-Valley area.

The Dougherty Valley Settlement Agreement – a written agreement between Contra Costa County, the City of San Ramon, and the two development corporations – permits development of 8,500 housing units, with an additional 2,500 housing units granted with sufficient traffic mitigation. This totals 6,130 single-family and 4,870 multi-family housing units at buildout.

Section 3.5 of the Dougherty Valley Settlement Agreement states that "Fair share credit for the development of affordable housing units in Dougherty Valley will be allocated to the County and City as assigned by ABAG." Per correspondence with the Association of Bay Area Governments (ABAG) in February 2000, buildout of housing units in Dougherty Valley is assumed within the jurisdictional boundaries of San Ramon. This assumption is based on the Settlement Agreement stipulation that requires all housing units to be incorporated into the City limits in a rolling annexation.

An Affordable Housing Program for Dougherty Valley will provide at least 25 percent of the units for Very Low, Low and Moderate Income Households. However, this provision does not result in reasonable construction of affordable housing units compared to ABAG's Regional Housing Needs Determination (1999-2006) for San Ramon. Construction in Dougherty Valley constitutes 77 percent of total housing development within the City's UGB in the General Plan timeframe. However, Dougherty Valley only provides ~~70-68~~ percent of the City's affordable housing units, and ~~42-36~~ percent of the City's Very Low Income housing units.

In order for the City to enable construction of 1,955 housing units affordable to Very Low, Low, and Moderate Income households, Dougherty Valley needs to provide a greater proportion of affordable housing units than currently planned in the Settlement Agreement.

Redevelopment Agency

The San Ramon Redevelopment Agency currently has \$2.4 million in its *Low-Moderate Income Housing Fund*. This amount is expected to increase to an estimated total of \$7.5 to \$8 million by the year 2006. Over the past 6 years, a majority of the Housing Fund was spent on housing subsidies for the Villa San Ramon senior housing development.

Section 8 Programs

The Section 8 rental voucher and rental certificates programs are intended to assist very-low income families in renting safe and sanitary housing. Under the Section 8 rental voucher program, the federal government's Housing and Urban Development Department (HUD) provides a portion of housing rental costs to families, who are then responsible for

finding appropriate housing within the private market. Under the Section 8 rental certificate program, the rental certificate holder generally pays 30 percent of its monthly income towards rent and utilities, and the Housing Authority pays the remainder of the rent directly to the landlord. Families are eligible for the programs based on total gross annual income, which may not exceed 50 percent of the median income for the local county or metropolitan areas, and family size.

Within San Ramon, 13 housing units are reserved in the Cedar Pointe Apartments for households with Section 8 rental certificates.

MARKET CONSTRAINTS

Market constraints significantly affect the cost of housing and can pose barriers to housing production and affordability.

Vacant/Underdeveloped Land

The City of San Ramon is located in an established, nearly built-out Valley surrounded by pristine hillsides. The City faces increasing development pressure with a limited supply of vacant, unconstrained land. Only nine of the Housing Opportunity Sites identified in Table 11.2-3 and Figure 11-1 (previously) are located on vacant parcels which are located along the edges of the City on foothill slopes. Significant future housing construction is anticipated in mixed-use development within the Crow Canyon Redevelopment Area, or as intensification of existing commercial centers.

Cost of Housing Construction

Recent local land values in the City of San Ramon average approximately \$1 million per acre. According to local real

estate agents, land zoned for single family homes sells for somewhat less than this amount, while land intended for multiple-family residential development sells for slightly more. For example, the nine-acre abandoned Country Faire Shopping Center site was sold to residential developers Braddock and Logan for over \$7 million in year 2000.

Construction costs are the largest component of total costs for a single-family detached unit – 30 to 50 percent of the finished sale price. According to RS Means *Residential Cost Data 2000*, construction costs for an average one-story single-family home (2,000 square feet of living area), built of stucco on wood frame, total \$73.30 per square foot. Land cost also plays a significant role in the overall price of new housing – about 25 percent of the finished sale price.

For multi-family attached units, construction and land costs are nearly identical – each just under 25 percent of the total cost of developing a large-scale apartment complex. Without subsidies, the private market is often unwilling to build housing affordable to Low and Moderate Income households.

A reduction in amenities and quality of building materials could result in lower sale prices, but minimum health and safety standards must be retained. Fortunately, as the number of units built increases, construction costs over the entire development are generally reduced by economies of scale. This reduction in costs is beneficial when density bonuses are used for the provision of affordable housing.

Availability of Financing

Given high housing demand and land costs in San Ramon, residential developers do not normally encounter difficulty in obtaining construction financing for projects in the City. The

cost of financing does affect housing price, currently contributing 8.5 percent to the cost of development.

Credit-worthy buyers of residential property can easily obtain mortgage financing in San Ramon. During the mid-1990's, the City participated in a first-time homebuyer program with Union Bank of California and Northbay Ecumenical Homes, a non-profit housing organization. The contract provided monies for second and third shared appreciation mortgages to qualified first-time homeowners. "Red-lined" districts, or areas where brokers or banks will not lend, are unknown in the City.

ENVIRONMENTAL CONSTRAINTS

The San Ramon Planning Area contains several significant natural features that impact the design, construction, and final cost of new housing. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property.

Geologic and Seismic Hazards

Soils within the San Ramon Planning Area are primarily clays with high shrink-swell potential, which also have high and severe erosion hazards on slopes where bare soil is exposed. Slopes range from level and gently sloping along the valley floor, to slopes exceeding 75 percent in hilly areas and where rock outcrops occur. The clays and silts included in the Planning Area would not be likely to liquefy in the event of a large earthquake, but may be subject to other seismically induced ground failures such as ground lurching. Much of the Tassajara Valley and Bollinger Canyon areas are steeply sloped, with existing and potential new landslides posing concerns for potential new development in these areas.

The primary concern regarding fault zones within San Ramon is related to the active Calaveras fault zone that runs parallel to and just west of Interstate 680. Severe ground shaking in the Planning Area has accompanied numerous large-magnitude historic earthquakes in the region, and it is likely that a similar pattern of seismicity will persist in the future. An Alquist-Priolo Earthquake Fault Zone has been established in conjunction with the fault, which prohibits construction of any new structures intended for human occupancy within 50 feet of the mapped fault trace unless current geotechnical investigation demonstrates that there are no active fault segments beneath the site of the new structure. Additionally, the Bollinger and Dublin faults (both classified as inactive), and the Mt. Diablo fold-and-thrust belt, would be susceptible to the effects of ground shaking and related secondary ground failures from rupture on the nearby active Calaveras Fault.

Storm Flooding Hazards

According to the Federal Emergency Management Agency (FEMA), a majority of Contra Costa County's creeks and shoreline lie within the 100-year flood plain. The potential for a 100-year flood, which represents a one percent chance each year, exists along small segments of San Ramon Creek, Alamo Creek, San Catanio Creek, Bollinger Creek, and South San Ramon Creek. Developments adjacent to these creek areas could be vulnerable to flooding.

Urban/Interface Fire Hazards

The risk of both urban and wildland fires exists in the San Ramon Planning Area. This risk is the result of a variety of factors, including: type of vegetation and ground cover in the Planning Area, combustibility of certain building materials,

ground slope, adequacy of access to fire suppression services, water supply, water pressure, and weather conditions.

Fire hazards in San Ramon are usually created by increases in the number of homes adjoining open space, as much of the threat of wildland fires is due to open grasslands abutting residential developments. Many neighborhoods within the City are located in remote regions and are surrounded by grasslands. As San Ramon continues to expand, more of these urban-rural interface areas are created. This situation creates extreme fire hazards, and San Ramon is committed to planning development, with the help of fire protection agencies, that minimizes the risk of fire to the greatest extent possible.

11.4 PROGRAM ACCOMPLISHMENTS

This section assesses the achievements of the adopted 1990 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the adopted Element. ~~Table 11.4~~ Schedule A (at the end of the Housing Element) is a summary of the housing programs and their implementation.

IMPLEMENTATION OF 1990 HOUSING ELEMENT

Implementation

Program:

Establish a Housing Advisory Committee to assist City staff in the development of housing programs that respond to identified housing needs in San Ramon.

Accomplishment:

- In December 1991, the San Ramon Housing Committee established the Housing Advisory Committee to advise on implementation of Housing Element goals and policies. In June 1995, the San Ramon Redevelopment Agency and City Council approved the merger of the Redevelopment Advisory Committee and the Housing Advisory Committee, because it was determined the two committees had similar goals and objectives.

Program:

Consider affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.

Accomplishment:

- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

Affordable Housing

Program:

Amend the Zoning Ordinance to allow increases in density bonuses above 25%, the minimum density bonus required by California law.

Objective:

518 dwelling units, of which 104 are lower income

Accomplishment:

- Greystone Ranch Affordable Housing Agreement, Resolution No. 96-2 (only development which requested the density bonus program) – Approves Provision of the Affordable Housing Density Bonus (Ordinance No. 248) for Greystone Ranch (Vesting Tentative Map 7781). Totals 88 single-family and 92 multi-family housing units, with 23 below-market-rate multi-family units affordable to Low Income households.
- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

Program:

Participate with Contra Costa County in offering programs to San Ramon residents that assist households in the purchase of their first home.

Objective:

One purchasing household per year.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. Contract between Union Bank of California, Northbay Ecumenical Homes, and the City of San Ramon to provide home ownership opportunities to local residents. As a "first-time buyer" home finance program, it provided up to \$45,000 for second and third shared appreciation mortgages.

Program:

Establish a Housing Trust Fund to assist in the development of affordable housing.

Objective:

186 lower income units

Accomplishment:

- In 1993, the San Ramon Redevelopment Agency established a *Low-Moderate Income Housing Fund*. Since 1993, the Housing Fund has generated approximately \$4.7 million in revenues. The majority of expenditures were used to subsidize affordable rental housing for seniors at the Villa San Ramon. The Housing Fund is projected to reach \$7.5 to \$8 million by the year 2006.

Program:

Develop a program that requires non-residential development to contribute housing impact fees and/or construct housing to offset housing needed for those who work in San Ramon.

Accomplishment:

- First Amendment to Chevron Park Development Agreement (July 1993) – If the City had adopted an Impact Fee (“Future Housing Fee”) by the time of occupancy of the Chevron Park development, the developer had agreed to pay a fee not-to-exceed \$0.95 per gross square foot of office space applicable to the first 630,000 square feet of office space in the development. The Future Housing Fee has not yet been adopted.

Program:

Prohibit the conversion of affordable housing units to market rate values for a period of 30 years after initial occupancy.

Accomplishment: ~~No action~~

- San Ramon Redevelopment Agency - Limits conversion of affordable housing units constructed in Crow Canyon Redevelopment Area to 15 years.

Program:

Develop a program to ensure that occupants of non-market-rate units meet specified income requirements.

Accomplishment:

- Affordable Housing Density Bonus, Ordinance No. 248, uses the State Department of Housing and Community Development (HCD) definitions of income categories:
 - *Very Low:* Less than 50 percent of the County median income,
 - *Low:* Between 50 and 80 percent of the County median income,
 - *Moderate:* Between 80 and 120 percent of the County median income, and
 - *Above Moderate:* Above 120 percent of the County’s median income.

Program:

Work with the property owner of Cedar Pointe Apartments to maintain the existing subsidized units for low-income families.

Accomplishment:

- Section 8 Rental Certificate Program, U.S. Housing and Urban Development Department – 13 housing units reserved in Cedar Pointe Apartments for Section 8 certificate holders (Very Low Income households).

Program:

Grant density bonuses in addition to those required by State law for senior housing projects having desired characteristics as defined in existing City policy.

Objective:

200 senior units, of which 35 are lower income.

Accomplishment:

- Affordable Housing Density Bonus, Ordinance No. 248 (Text Amendment 93-003 to Division 4, Chapter 1, Section D4-120) – The purpose of the Affordable Housing Density Bonus is to establish policies that facilitate the development of affordable and senior housing. It grants a 25% (or greater) density bonus and an additional incentive to residential developers constructing 20% of their units for low income families, or 10% of their units

for very low income families, or 50% of their units for senior citizens.

- During pre-application meetings with residential developers, City staff discusses affordable and senior housing requirements and incentives.

Program:

Develop a program that provides a certain percentage of low- and moderate-income housing in residential developments throughout the City.

Objective:

781 dwelling units, of which 199 are lower income.

Accomplishment:

- San Ramon Redevelopment Agency – Requires (or considers) a Minimum 15 percent affordable housing obligation in Crow Canyon Redevelopment Area.
- Bollinger Crest, Affordable Housing Agreement – Totals 65 attached housing units, with 15 affordable units (13 Very Low and two Moderate Income units).
- Cambrio Townhomes, Affordable Housing Agreement – Totals 85 attached housing units, with 13 affordable units (three Very Low, two Low and eight Moderate Income units).
- Deerwood Highlands, Affordable Housing Agreement – Meets affordable housing requirements

through off-site construction of Park Place Apartments. Deerwood Highlands totals 88 single-family units. Park Place Apartments totals 36 attached housing units, with 20 affordable units (five Very Low, five Low, and 10 Moderate Income units).

- Old Mill Village Condominiums, Condition of Approval #45 (Vesting Tentative Map 8359) – Totals 125 housing units, with 19 affordable units (eight Very Low and 11 Low Income units).
- Villa San Ramon, First Amendment to Owner Participation Agreement – San Ramon Redevelopment Agency provided a rental subsidy to the developer for 40 assisted housing units occupied by Low and Very Low Income households (162 total housing units).

Program:

Require an “in-lieu” fee from developers of market-rate housing for affordable units.

Accomplishment: No action

Program:

Utilize development agreements, when appropriate, to encourage a full range of housing types.

Accomplishment:

- Staff negotiation in Development Agreements

Program:

Evaluate and apply for available State and federal funds, and encourage the use of private financing mechanisms to assist in the production of affordable housing.

Accomplishment:

- Community Development Block Grant (CDBG), approx. \$25,000 annually, 1995 to 1999 – Financial subsidies granted to Very Low Income seniors living in the Villa San Ramon residential development for congregate care services.

Program:

Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing in San Ramon.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. “First-time buyer” home finance program where Northbay Ecumenical Homes, Union Bank of California, and City of San Ramon cooperated to provide up to \$45,000 for second and third shared appreciation mortgages. Two homebuyers have participated in the CASA Program.
- Tri-Valley Affordable Housing Committee (TVAHC) – The TVAHC addresses local housing issues, governmental solutions, funding sources, and housing projects in the Alameda-Contra Costa Tri-Valley area. The TVAHC is composed of

representatives from Alameda County, Contra Costa County, Livermore, Pleasanton, Dublin, San Ramon, and Danville.

Housing Opportunity

Program:

Encourage a mix of land uses and residential densities outside the Crow Canyon subarea.

Objective:

9,000 dwelling units, of which 1,350 are lower income and 900 are moderate income units

Accomplishment:

- Dougherty Valley Affordable Housing Program, March 1994 (see Table 11.4-2) – The Dougherty Valley Affordable Housing Program ensures that at least 25% of the total units in Dougherty Valley be affordable to Very Low, Low, and Moderate Income families. At least 10% of the Affordable Units are reserved for Very Low Income families, at least 25% for Low Income families, and no more than 65% for Moderate Income families.
- Thomas Ranch Subdivision, Condition of Approval #27 (Vesting Tentative Map 8037) – Provides varying lot sizes to accommodate 20 second units over the detached garage of single family homes.

Table 11.4-2: Dougherty Valley Affordable Housing Program Summary

<i>Income Category</i>	<i>Number of Units</i>
Very Low Income	275
Low Income	688
Moderate Income	1,788
Total Affordable	2,751
Total Dougherty Valley	11,000

Source: Dougherty Valley Affordable Housing Program Summary, March 1994

Program:

Review the General Plan and Zoning Ordinance to rezone land designated for office uses to allow residential development.

Objective:

226 dwelling units, of which 45 are lower income

Accomplishments:

- Park Place Apartments, Ordinance No. 253 (RZ 93-001, RZ 93-002 & RZ 93-003) – Rezone property at 2401 Creekside Drive from OA (Administrative Office) to RM (Medium Density Residential), and rezone property at 150 Park Place from OA (Administrative Office) to OL (Limited Office and Medium-High Density Residential).
- Deerwood Highlands, Ordinance No. 295 (RZ 97-001) – Rezone property at 2471 Deerwood Drive from OA (Administrative Office) to RMH (Medium-High Density Residential).

- Cambrio Townhomes, Ordinance No. 296 (RZ 97-004) – Rezone properties at 2491 and 2501 Deerwood Drive from OA (Administrative Office) to RM (Medium Density Residential).

Program:

Prepare and adopt the Dougherty Valley Specific Plan in 1992, and begin the process for annexation into the City, subject to a City-approved Plan.

Accomplishments:

- Dougherty Valley Specific Plan, November 1996 – The Dougherty Valley Specific Plan encompasses 5,980 acres of land within San Ramon's Planning Area. The Specific Plan addresses clustered residential neighborhoods, preservation of ridgelines and open space, circulation patterns, and provision of community facilities.
- Dougherty Valley Settlement Agreement (Memorandum of Understanding between Contra Costa County, City of San Ramon, Shapell Industries, and Windemere Ranch Partners), May 1994 – The Dougherty Valley Settlement Agreement includes provisions for annexation of Dougherty Valley to San Ramon and for development of 6,130 single-family and 4,870 multi-family housing units at buildout.

Program:

Amend the Zoning Ordinance to encourage additional housing for senior citizens, and in particular, the development of residential care and skilled nursing facilities for seniors.

Objective:

110 congregate care units, of which 15 are lower income and 95 are reserved for moderate income seniors

Accomplishments:

- SH, Senior Housing Overlay District (Division 3, Chapter 4, Sections D3-400 to D3-414) – The purposes of the Senior Housing Overlay District are to encourage the production of housing units which meet the special needs of senior citizens, provide a mechanism which ensures that senior citizen housing will be compatible with existing neighborhood character, and adopt standards which provide guidance for achieving densities above General Plan levels.
- Westside Specific Plan, adopted 1989 – Designates the First Baptist Church site for senior housing. The City's Planning Services Department is currently processing an application for the site.
- Ordinance No. 256, Section 1 – Zoning Ordinance (Division 2, Chapter 1, Section D2-102) was amended to allow Residential Care Facilities for adults and seniors in all Residential and Public/Semi-Public Districts.

- Ordinance No. 256, Section 2 – Zoning Ordinance (Division 3, Chapter 4, Section D3-406) was amended to limit the Senior Housing Overlay District to persons 55 years and older, and/or qualified permanent residents along with a senior citizen.
- RZ 94-002 – Rezone properties located within the Sunny Glen Residential Community by applying SH, Senior Housing Overlay District; Ordinance No. 258.

Program:

Develop a public relations program to publicize the existence of the City's Second Unit Ordinance.

Objective:

One moderate income unit per year.

Accomplishment:

- Building Second Units in San Ramon – Brochure developed in March 1993 describing second units as "small, independent homes that a property owner may build in addition to a main dwelling unit on the same property." The brochure details reasons for building second units, development standards, and permits required.
- Thomas Ranch Subdivision, Condition of Approval #27 (Vesting Tentative Map 8037) – Provides for 20 one-bedroom, 580 square foot second units over the detached garage of single-family homes, per Planning Director's approval.

- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

Program:

Allow for manufactured housing in residential districts provided that it meets the same standards as conventional housing and is placed on permanent foundations.

Accomplishment:

- San Ramon Zoning Ordinance, Residential Use Classifications (D1-404) – Both Multi-family Residential and Single-Family Residential "include mobile home and factory-built housing."
- Two factory-built homes located along Alcosta Blvd.

Program:

Permit a residential mix with job-producing land uses, as long as there is neighborhood compatibility and no environmental constraints.

Objective:

618 dwelling units, of which 178 are lower income

Accomplishment:

- Country Faire Planned Development, Resolution No. 99-142 (approving General Plan Amendment No. 99-001) – Project includes redevelopment of the 94,510 square feet Country Faire Shopping Center, including construction of a 9,000 square feet retail

commercial building, 42 single-family homes (6,000 square feet minimum lot size), and 36-foot wide public streets with parking and sidewalks on both sides.

- Home Depot Planned Development, Resolution No. 02-95 w/Conditions of Approval – Project includes subdivision of a 17.3 gross acre site to construct a 129,600 square foot commercial retail building (Home Depot), two smaller commercial retail pads, a medium-high density residential project (Skyline Condominiums: 36 units), and a high density residential project (Old Mill Village: 125 units).

Program:

Investigate concepts and funding sources for a homeownership assistance program.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. “First-time buyer” home finance program where Union Bank of California and City of San Ramon cooperated to provide up to \$45,000 for second and third shared appreciation mortgages administered by Northbay Ecumenical Homes. Two homebuyers have participated in the CASA Program

Program:

Study ways to encourage the development of housing accessible to disabled persons.

Accomplishment:

- Standard condition of approval for residential subdivisions: “Applicant shall provide opportunities for potential homebuyers to purchase dwelling units that contain design items which offer accessibility, depending on the homebuyer's special needs. Prior to building occupancy, applicant shall demonstrate to the Planning Department that project sales information include as an option features which are designed to provide handicapped/senior accessibility, as discussed in the City's *Accessible Housing Resource Guide*. Any features which are designed to provide handicapped/senior accessibility shall be installed only with the mutual consent of developer and homebuyer.”

Program:

Encourage housing for the mentally disabled.

Objective:

20 very low income units

Accomplishment: No action

- San Ramon Redevelopment Agency – Negotiated with a non-profit group to provide housing for mentally disabled persons, but no agreement was reached.

Program:

Adopt a condominium conversion ordinance.

Accomplishment: No action

Program:

Develop a program to provide affordable housing for large families.

Objective:

20 moderate income units

Accomplishment:

- Old Mill Village Condominiums – Approval of final modifications to the Development Plan on June 5, 2000. Totals 96 housing units, with 38 3-bedroom townhouse units (1,500 square feet).

Program:

Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for industrial and public/semi-public uses.

Accomplishment:

- Draft Emergency and Homeless Shelters and Transitional Housing Ordinance, September 1994 – The purpose of the Emergency and Homeless Shelters and Transitional Housing Ordinance is to provide temporary housing within the City through amendment to the Zoning Ordinance to allow emergency shelters in all Residential and Public/Semi-Public zones, homeless shelters in Rural Residential, Public/Semi-Public, and Industrial zones, and transitional housing in Rural, Medium and High Density Residential, and Public/Semi-Public zones.

Program:

Monitor statistics from police, County agencies or private organizations regarding homeless shelter needs.

Accomplishment: No action

Program:

Support and provide funding to organizations which assist the homeless.

Accomplishment:

- Shelter Inc., Concord – From 1992 to 1996, San Ramon made annual donations of \$10,000 per year to Shelter, Inc. for staffing of an on-site housing assistance representative in the San Ramon Community Center several afternoons per week. This on-site representative provided rental assistance, emergency housing vouchers, information and referrals about local shelters, contacts for shared housing (seniors), and dispute resolution.

Program:

Work with neighboring jurisdictions in the Tri-Valley area to increase the opportunity to jointly develop affordable housing.

Accomplishment:

- Tri-Valley Affordable Housing Committee (TVAHC) – The TVAHC addresses local housing issues, governmental solutions, funding sources, and housing projects in the Alameda-Contra Costa Tri-

Valley area. The TVAHC is composed of representatives from Alameda County, Contra Costa County, Livermore, Pleasanton, Dublin, San Ramon, and Danville. On February 23, 2001, the TVAHC visited seven model affordable housing projects within the region.

11.5 QUANTIFIED OBJECTIVES

The income categories used to define affordable housing in the San Ramon General Plan are based on State Department of Community Development (HCD) definitions:

- Very Low: Those households with income up to 50 percent of the County's area median income.
- Low: Those households with income between 50 and 80 percent of the County's area median income.
- Moderate: Those households with income between 80 and 120 of the County's area median income.
- Above Moderate: Those households with income above 120 percent of the County's area median income.

According to the January 1998 HCD Annual Report of Income Limits for a family of four, Contra Costa County's area median income was \$63,300. The maximum annual amount that each household can feasibly spend on housing costs is approximately 30 percent.

This Housing Element has assumed that the City will direct all available resources to construction of priority affordable housing sites by the year 2006. Priority affordable housing sites are focused on reuse and intensification of the Crow Canyon Redevelopment Area. These priority sites are assumed

to ~~buildout as follows:~~ provide 60 percent of total housing units constructed as affordable units, of which:

- 35 percent are Very Low Income,
- 25 percent are Low Income, and
- 40 percent are Moderate Income.

~~*80 percent buildout of housing units by the year 2006.~~

The remaining Housing Opportunity sites identified within this Housing Element (not including Dougherty Valley) are assumed to ~~buildout as follows:~~ provide 25 percent affordable housing units, of which:

- 35 percent are Very Low Income,
- 25 percent are Low Income, and
- 40 percent are Moderate Income.

~~*80 percent buildout of Very Low income units and 40 percent buildout of remaining housing units by the year 2006.~~

Provisions within the Dougherty Valley Affordable Housing Program (March 1994) provide approximately 25 percent of ~~total affordable housing units, of which:~~

- 10 percent are Very Low Income,
- 25 percent are Low Income, and
- 65 percent are Moderate Income.

~~affordable to Very Low, Low, and Moderate Income households. However, this provision does not result in reasonable construction of affordable housing units compared to ABAG's Regional Housing Needs Determination for San Ramon. Dougherty Valley constitutes approximately 73 percent of housing units within the City's UGB in the General Plan timeframe. Assuming similar phasing of Dougherty Valley housing units as the City's Housing Opportunity sites~~

Table 11.5-1: Quantified Housing Objectives for General Plan Buildout (2020)

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Priority Sites (Crow Canyon RDA)¹</u>	228	163	261	380	1,086
<u>Northwest Specific Plan¹</u>	66	47	75	565	754
<u>Other Mixed Use/Infill²</u>	195	139	223	1,669	2,225
<u>Dougherty Valley³</u>	275	688	1,788	8,250	11,000
<u>San Ramon Housing Units - 2006</u>	764	1,037	2,346	10,864	15,064
<u>ABAG Projected Housing Need</u>	599	372	984	2,492	4,447

¹Assumes 60% of total housing developed as affordable units -- 35% to Very Low, 25% to Low, and 40% to Moderate Income households.

²Assumes 25% of total housing development as affordable units -- 35% to Very Low, 25% to Low, and 40% to Moderate Income households.

³Assumes housing development per Dougherty Valley Affordable Housing Program (March 1994): 25% of total housing developed as affordable units -- 10% to Very Low, 25% to Low, and 65% to Moderate Income households.

Note: Items may not sum to total due to independent rounding.

Source: Dyett & Bhatia, 2001

(80 percent buildout of Very Low income units and 40 percent buildout of remaining housing units by 2006), Dougherty Valley only provides 68 percent of the City's affordable housing units and 36 percent of the City's Very Low Income housing units.

The quantified objectives in Table 11.5-1 show projected affordable housing development through General Plan buildout (year 2020) -- including 4,065 housing units developed on Opportunity Sites, and 11,000 housing units in Dougherty Valley.

Table 11.5-2 shows quantified objectives for housing development by year 2006, the timeframe mandated by State law for this General Plan update. In order to meet San Ramon's projected "fair share" of regional housing needs (per

ABAG Regional Housing Needs Determination 1999-2006), the City assumes 80 percent buildout of identified priority affordable housing sites by 2006 in Crow Canyon Redevelopment Area. Additionally, the City must assure construction of 80 percent of all Very Low Income housing units and 40 percent buildout of all other housing units in remaining new residential projects and Dougherty Valley by year 2006.

If the Dougherty Valley Affordable Housing Program were amended to provide a higher proportion of Very Low Income units, the affordable housing components of identified priority housing sites elsewhere in San Ramon could be adjusted to reduce the proportion (9 percent of total construction) and/or timing (80 percent buildout by 2006) of housing construction affordable to Very Low Income families.

Table 11.5-1: Quantified Housing Objectives for Housing Element Timeframe (2006)

	Very Low	Low	Moderate	Above Moderate	Total
Priority Sites (Crow Canyon RDA) ¹	183	130	209	304	826
Northwest Specific Plan ²	53	19	30	226	328
Other Mixed Use/Infill ²	156	56	89	668	968
Dougherty Valley ³	220	275	715	3,300	4,510
San Ramon Housing Units - 2006	611	480	1,043	4,498	6,631
ABAG Projected Housing Need	599	372	984	2,492	4,447

¹Assumes 60% of total housing developed as affordable units—35% to Very Low, 25% to Low, and 40% to Moderate income households 80% buildout of all housing units by year 2006.

²Assumes 25% of total housing development as affordable units—35% to Very Low, 25% to Low, and 40% to Moderate income households 80% buildout of Very Low Income units and 40% buildout of all other housing units by year 2006.

³Assumes housing development per Dougherty Valley Affordable Housing Program (March 1994)—25% of total housing developed as affordable units—10% to Very Low, 25% to Low, and 65% to Moderate income households.

Note: Items may not sum to total due to independent rounding.

Source: Dyett & Bhatia, 2001

FUNDING SOURCES FOR AFFORDABLE HOUSING

Both the State and federal governments provide financial resources to local governments to assist with affordable housing.

Federal Resources

- Community Development Block Grant (CDBG): Annual direct grants provided to metropolitan areas and urban counties to revitalize neighborhoods, expand affordable housing opportunities, and/or improve community facilities and services. The grants are aimed to benefit low and moderate income persons. The City of San Ramon has received monies in the past from CDBG, but has not applied for 2001.
- HOME Investment Partnerships Program: Federally funded program for use by the State for housing rehabilitation, tenant-based rental assistance, assistance to homebuyers, acquisitions of housing, and new housing construction.
- Section 8 Housing Choice Voucher Program: Provides housing assistance to families to enable them to obtain affordable housing on the private market. Housing choice vouchers are made available to public housing authorities to assist very low-income families, non-elderly disabled people, and families for whom the lack of adequate housing is the primary reason of separation of children from their families.
- Homeless Assistance Technical Assistance: Aims to provide technical assistance to promote the development of housing and supportive services as part of the

Continuum of Care approach, and to enable homeless persons to live as independently as possible.

State Resources

To ensure that lack of housing for California's work force does not derail economic activity in the State, the Davis administration has proposed new State housing programs. State funded programs include:

- **The Jobs-Housing Balance Improvement Program:** Provides grants to local governments to either: assist them in attracting new businesses and jobs in communities that lack an adequate employment base in relation to their housing stock; incentive grants for capital outlay projects to local governments to increase the supply of housing; and, urban predevelopment loans to local governments or private developers for proposed residential projects located within one half mile of an existing or planned transit station.
- **The Downtown Rebound Program:** Provides financing to revitalize downtowns and neighborhoods, reduce development pressure of agricultural and open space resources, and *provide* working families with options to live close to their jobs. Funding is through the Multi-family Housing Program.
- **The Interregional Partnership State Pilot Project:** Provides grants to *interregional* consortia of two or more

governments, two or more subregions within a multi-county council of governments, or a county working collaboratively with the State or federal government, to develop, evaluate and implement policies and incentives to mitigate current or future imbalances of jobs and housing. Grants may be used for development of implementation plans, to promote jobs in residential communities and housing in "job rich" communities.

- **Supportive Housing Initiative Act (SHIA):** Administered by the Department of Mental Health, this program is state funded and provides for local governments and non-profit organizations. It focuses on integrating affordable housing with supportive services for persons with disabilities.
- **Housing Enabled by Local Partnerships (HELP):** Administered by the California Housing Finance Agency to local governments, HELP aims to provide affordable housing opportunities through program partnerships with local governments.

Local Resources

- **Low-Moderate Income Housing Fund:** Established in 1993 as a Housing Trust Fund to assist in the development of affordable housing, with priority given to City employees, police, fire, and teachers. The Housing Fund is funded and operated by the Redevelopment Agency and currently contains \$2.4 million, with a projected increase to \$7.5 to 8 million by 2006.

11.6 HOUSING ADMINISTRATION

Schedule B (at the end of the Housing Element) is a detailed schedule of the housing programs proposed in Sections 11.6 – 11.12 below.

GUIDING POLICIES

- 11.6-G-1 Ensure that the City's housing programs are implemented to meet the needs of all current and future residents.
- 11.6-G-2 Ensure that quality housing is provided for all residents, according to State statutes.

IMPLEMENTING POLICIES

- 11.6-I-1 Utilize development agreements, when appropriate, to encourage a full range of housing types.
- 11.6-I-2 Create a Housing Advisory Committee (HAC) to ensure that housing programs are implemented, and provide staff resources to support the HAC, as needed.

Formation of a new HAC allows greater focus on housing affordability issues, while the Economic Development Advisory Committee (EDAC) concentrates on development and design concepts for the Crow Canyon Redevelopment Area. When the population of San Ramon reaches 50,000, outside funding under the federal CDBG program could help fund a staff housing coordinator position.

- 11.6-I-3 Update the City's Zoning Ordinance in conformance with General Plan land use designations.

City-initiated changes to the Zoning Ordinance ensure that housing opportunities are provided, in addition to streamlining the development review process.

11.7 AFFORDABLE/WORKFORCE HOUSING

GUIDING POLICY

- 11.7-G-1 Provide a range of opportunities for affordable housing.

IMPLEMENTING POLICIES

- 11.7-I-1 Require office development to contribute to the supply of workforce housing through new construction, partnerships with non-profit affordable housing providers, or payment of linkage fees.

There is a causal connection between office development and the need for additional housing in San Ramon, particularly housing affordable to the local workforce.

- 11.7-I-2 Require residential developments with more than 10 housing units to provide Below Market Rate (BMR) units through new construction, donation of land, or payment of in-lieu fees. A minimum of

25 percent of all residential developments shall be constructed as BMR units, with guarantees of continued affordability for 50 years.

In all new housing projects greater than 10 units, except those identified as priority affordable housing sites, require construction of 25 percent affordable units. Of this affordable housing stock, at least 20 percent must be Very Low Income, 30 percent Low Income, and no more than 50 percent Moderate Income. On identified priority affordable housing sites, including Crow Canyon Redevelopment Area, require construction of 65 percent affordable units, of which 50 percent is Very Low Income, 30 percent Low Income, and 20 percent Moderate Income.

Housing developers in Rural Conservation designations are not required to participate in the inclusionary zoning requirement because the maximum rural housing cluster is 10 housing units.

11.7-I-3 Establish a specific program for use of housing in-lieu fees—including timelines, milestones, and identification of housing sites—in order to ensure the timely construction of affordable housing units. Include limitations on development use of in-lieu fees to ensure that enough affordable housing is built at locations where it is needed in a timely fashion.

11.7-I-4 Organize an annual or biannual Affordable Housing Fair to educate residents, developers, non-profit organizations, and decision-makers about affordable housing sites and resources

available in the region. Seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray City costs.

An Affordable Housing Fair would provide additional opportunities for cooperation with Tri-Valley Affordable Housing Committee, Bridge Housing Corporation, and other local organizations.

11.7-I-5 Allow increases in density bonuses above 25% (the minimum required by California law) for development of affordable housing, with commitments for Very Low and Low Income housing exceeding minimum requirements established in the Zoning Ordinance.

11.7-I-6 Continue the City program of Zoning Ordinance programs (Section D4-120(D)) offering other incentives to facilitate the provision of affordable housing in San Ramon.

In addition to the State-mandated density bonus for affordable housing, the City currently offers a variety of other incentives in the Zoning Ordinance, including modification to development standards (street width or paving, curbs, and gutters, landscaping, etc.); modification to zoning requirements (lot size, height, setbacks, open space, etc.); waiver of city fee applicable to the affordable units; priority processing; city participation through direct subsidy; etc. These are appropriate incentives to facilitate development of workforce housing, as compared to other California jurisdictions.

- 11.7-I-7 Continue participation with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.
- 11.7-I-8 Continue development of affordable housing opportunities through the *Low-Moderate Income Housing Fund*, with priority given to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.
- 11.7-I-9 Prevent the conversion of affordable housing units to market rate values for a period of 50 years, after initial occupancy.
- A 30-year minimum term for conversion of affordable housing units is mandated by State law, and applies to both for-sale and rental units. A 50-year affordability goal is currently used by the Contra Costa County Housing Authority.*
- 11.7-I-10 Work cooperatively with property owners of subsidized apartments to maintain these units for low-income families.
- 11.7-I-11 Apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.
- 11.7-I-12 Encourage non-profit housing developers to provide adequate affordable housing to meet State-mandated numbers.
- 11.7-I-13 Work with Contra Costa County to ensure that affordable housing is included in all Dougherty Valley Development Plans, in all lands within the Sphere of Influence/Planning Area.
- 11.7-I-14 Seek amendments to the Dougherty Valley Affordable Housing Program to provide additional incentives for construction of Very Low Income housing.
- If San Ramon is successful in negotiations with Dougherty Valley developers, reduce the proportion of Very Low Income housing units required of priority affordable housing sites within the City, namely the Crow Canyon Redevelopment Area.*
- 11.7-I-15 Give priority processing to affordable housing projects during Plan Review, to reduce development costs.
- These affordable housing projects would include only those that meet defined criteria, including income limits for residents and guaranteed time periods for continued affordability.*
- 11.7-I-16 Pursue various financing strategies for development of affordable housing, including:
- Redevelopment Area tax increment (*Low-Moderate Income Housing Fund*);
 - Land banking;
 - Federal/State tax credits;

- Mortgage revenue bonds; and
- Mortgage credit certification.

11.8 HOUSING OPPORTUNITIES

GUIDING POLICY

- 11.8-G-1 Promote a full range of housing types, size, location, and price to permit a choice of housing for a variety of economic levels.

IMPLEMENTING POLICIES

- 11.8-I-1 Develop a program to construct and/or subsidize housing affordable to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.

- 11.8-I-2 Encourage construction of second dwelling units within single-family residential neighborhoods by expanding second unit size, reducing minimum lot size, and in appropriate cases, allowing for tandem parking.

Reducing minimum lot size to 6,000 square feet is a reasonable way to expand opportunities for construction of second units. Second unit size could range from 640 to 1,000 square feet, up to 30 percent of the main residence. The owner-occupancy, setback, and architectural review requirements would be maintained. Specific percentage requirements for second unit construction could be integrated into the Inclusionary Zoning ordinance.

- 11.8-I-3 Consider manufactured housing in residential districts where appropriate, provided that it meets the same construction and design standards as conventional, single-family housing and is placed on permanent foundations.

- 11.8-I-4 Promote a combination of residential, retail, and office uses in areas designated for mixed use.

Intensification of existing commercial centers should include affordable housing opportunities.

- 11.8-I-5 Develop and implement a homeownership assistance program, giving priority to public services employees, residents, and employed workers of San Ramon.

- 11.8-I-6 Prepare and adopt a Condominium Conversion Ordinance.

- 11.8-I-7 Require diversity in unit-size within multi-family housing projects to ensure that 3- and 4-bedroom units are provided for large families.

This will ensure that large families, defined as 5 or more persons, on limited incomes find adequate housing.

- 11.8-I-8 Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for industrial and public/semi-public uses.

- 11.8-I-9 Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing.

11.9 SENIOR HOUSING

GUIDING POLICY

- 11.9-G-1 Encourage housing for senior citizens and other special needs groups.

IMPLEMENTING POLICIES

- 11.9-I-1 Consider density bonuses in addition to those required by State law for development of senior housing projects. Give priority to senior housing projects on sites designated in the Land Use Diagram.
- 11.9-I-2 Encourage development of individual or group-care housing affordable to the City's senior population through reduced parking requirements and other incentives. Actively support tax break and deferment legislation for qualifying elders.

11.10 NEIGHBORHOOD PRESERVATION

GUIDING POLICY

- 11.10-G-1 Maintain the high quality of housing in San Ramon, and ensure that the current character of neighborhoods does not deteriorate.

IMPLEMENTING POLICIES

- 11.10-I-1 Expand City efforts to facilitate rehabilitation of the existing housing stock through creation of an award/recognition program.

San Ramon's existing housing stock is a valuable resource for moderately affordable housing, and efforts to maintain and enhance it should be recognized.

- 11.10-I-2 Create funding programs, including provision of low-interest loans for low and very-low income households, for residential rehabilitation throughout the City.

Low-interest loan programs, supported by the Redevelopment Agency's Low-Moderate Income Housing Fund, can support rehabilitation of aging residential units.

- 11.10-I-3 Ensure that the design, scale, and buffering of housing (especially multi-family) retains the character of the surrounding neighborhood.

- 11.10-I-4 Enforce City ordinances that maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. Periodically review current ordinances to ensure that they are adequate to maintain the quality and safety of local neighborhoods.

- 11.10-I-5 Disperse below-market housing throughout residential neighborhoods, and ensure that affordable units are essentially indistinguishable from surrounding market-rate units.

11.11 EQUAL HOUSING

GUIDING POLICY

- 11.11-G-1 Promote equal housing opportunities in the City, as mandated by State and federal law.

IMPLEMENTING POLICIES

- 11.11-I-1 Cooperate with and support efforts of organizations dedicated to eliminating discrimination in housing.
- 11.11-I-2 Encourage developers to provide amenities for a diversity of families, including single heads of households, the disabled, senior citizens, and extended families.
- 11.11-I-3 Support and provide funding to organizations that assist the homeless.
- 11.11-I-4 Establish standards to ensure that housing in San Ramon can be designed for, or with supportive services for, those with special needs.

11.12 ENERGY CONSERVATION

GUIDING POLICY

- 11.12-G-1 Promote energy conserving practices in the construction, renovation, and maintenance of San Ramon's housing units.

IMPLEMENTING POLICIES

- 11.12-I-1 Allow minor variations in building setbacks and/or solar orientation during Plan Review to increase energy efficiency of new housing units.
- Compatibility with adjacent buildings and the character of surrounding residential neighborhoods would still be required.*
- 11.12-I-2 Enforce the State's energy conservation standards for new residential construction and renovations to existing structures.
- 11.12-I-3 Encourage innovative designs to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods.
- 11.12-I-4 Disseminate information and support efforts by public utilities to encourage home conservation practices.

Housing Schedules

Schedule A: Summary Review of 1990 Housing Element Policies

Schedule B: San Ramon General Plan 2020 Housing Element Policies

Table 11-4-1 Schedule A: Summary Review of 1990 Housing Element Policies

1990 Housing Element Guiding Policies	1990 Housing Element Implementing Policies	Responsible Agency	Quantified Objective	Actions Needed	Time Frame	Status of 1990 Implementing Policies
Implementation						
A. Ensure implementation of the 1990 Housing Program.	B. Establish a Housing Advisory Committee to assist City staff in the development of housing programs that respond to identified housing needs in San Ramon.	Housing Commission	N/A	Develop structure, membership, format and objectives of committee; advertise for and select members; approval of Housing Commission	1991	Housing Advisory Committee established in December 1991
	C. Consider affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.	- Planning Services Division - Redevelopment Services Division - Planning Commission	N/A	City staff will inform developers of San Ramon's objectives for affordable housing and will discuss the possibility of including housing for all income levels	1992 and ongoing	Pre-application meetings
Affordable Housing						
A. Allow construction of small-lot, single-family units and single-family attached units in order to decrease per unit land costs and provide lower cost single-family units.	E. Amend the Zoning Ordinance to allow increases in density bonuses above 25%, the minimum density bonus required by California law.	- Housing Advisory Committee - Planning Commission - Housing Commission - City Council	518 dwelling units, of which 104 are lower income	Housing Advisory Committee to develop new ordinance; review and approval by Planning Commission, Housing Commission, and City Council; amend Zoning Code	1992	Greystone Ranch Affordable Housing Agreement (Resolution No. 96-2) – 23 BMR units
B. Participate in programs assisting production of affordable units in order to provide housing for low- and moderate-income households.	F. Participate with Contra Costa County in offering programs to San Ramon residents that assist households in the purchase of their first home.	- Planning Services Division - City Council	One purchasing household per year (5 units)	Execute cooperative agreements with Contra Costa County, as funding is made available	1991 and ongoing	Community Assisted Shared Appreciation Program (CASA); Community Development Block Grant – Villa San Ramon
C. Ensure that units produced for low- and moderate-income households are made available to those	G. Establish a Housing Trust Fund to assist in the development of affordable housing.	- Housing Advisory Committee - Housing Commission	186 lower income units	Housing Advisory Committee to research and analyze pertinent State laws, market trends, and revenue projections; target housing	1993	Redevelopment Agency established a Low-Moderate Income Housing Fund - \$4.7 million in revenue

Table H-4-1 Schedule A: Summary Review of 1990 Housing Element Policies

1990 Housing Element Guiding Policies	1990 Housing Element Implementing Policies	Responsible Agency	Quantified Objective	Actions Needed	Time Frame	Status of 1990 Implementing Policies
available to those households and maintained as affordable units.		City Council		projections; target housing program uses; specify trust fund administration; review and approval by Housing Commission and City Council		million in revenues generated since 1993
D. Provide incentives for development of senior housing, and housing for the developmentally, mentally and physically disabled, at sites where proximity to services and other features make it desirable.	H. Develop a program that requires non-residential development to contribute housing impact fees and/or construct housing to offset housing needed for those who work in San Ramon.	- Housing Advisory Committee - Housing Commission - City Council	N/A	Housing Advisory Committee to research and analyze pertinent State laws and programs enacted by other jurisdictions, formulate and recommend a housing linkage fee policy; review and approval by Housing Commission and City Council	1993	Chevron Park Development Agreement – Future Housing Fee
	I. Prohibit the conversion of affordable housing units to market rate values for a period of 30 years, after initial occupancy.	- Planning Services Division - Housing Commission - City Council	N/A	Implement and enforce requirements of existing policies relating to density bonuses and senior housing; incorporate similar requirements in new regulations affecting the provision of affordable housing; approval of the Planning Commission and City Council	1991 and ongoing	No action
	J. Develop a program to ensure that occupants of non-market-rate units meet specified income requirements.	- Housing Advisory Committee - Housing Commission	N/A	Housing Advisory Committee to research and develop program; approval by Housing Commission.	1992 and ongoing	State Department of Housing & Community Development (HCD) definitions of income categories
	K. Work with the property owner of Cedar Pointe Apartments to maintain the existing subsidized units for low-income	- Planning Services Division - Redevelopment Agency	N/A	Maintain contact with Lincoln Properties and work with the owner to discourage conversion of the subsidized units.	1996 and ongoing	No action

Table 11.4-1 Schedule A: Summary Review of 1990 Housing Element Policies

1990 Housing Element Guiding Policies	1990 Housing Element Implementing Policies	Responsible Agency	Quantified Objective	Actions Needed	Time Frame	Status of 1990 Implementing Policies
	families.					
	L. Grant density bonuses in addition to those required by State law for senior housing projects having desired characteristics as defined in existing City policy.	- Planning Services Division - Planning Commission	200 Senior Units, of which 35 are lower income.	Implement senior housing overlay district during review of relevant development applications; approval by the Planning Commission.	1991 and ongoing	Affordable Housing Density Bonus Ordinance, Ordinance No. 248
	M. Develop a program that provides a certain percentage of low-and moderate- income housing in residential developments throughout the City.	- Housing Advisory Committee - Housing Commission - City Council	781 dwelling units, of which 199 are lower income.	Housing Advisory Committee to research and develop inclusionary zoning policies; amend the Zoning Code; approval by the Housing Commission and City Council.	1992	Minimum 15% affordable housing obligation in Crow Canyon RDA – Bollinger Crest, Cambrio Townhomes, Deerwood Highlands/Park Place Apartments, Old Mill Village Condominiums
	N. Require an "in-lieu" fee from developers of market-rate housing for affordable units.	- Housing Advisory Committee - Housing Commission - City Council	N/A	Develop inclusionary zoning policies; amend the Zoning Code; approval by Housing Commission and City Council.	1992 and ongoing	No action
	O. Utilize development agreements when appropriate to encourage a full range of housing types.	- Housing Advisory Committee - Housing Commission - City Council	N/A	Revise development agreement policies; approval by the Housing Commission and City Council.	1993 and ongoing	Staff negotiation in Development Agreements
	P. Evaluate and apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.	- Housing Advisory Committee - Housing Commission	N/A	Determine housing project needs; research federal and State funding programs, and private financing mechanisms; apply for and pursue appropriate housing funds when they become available.	1991 and ongoing	Community Development Block Grant – Villa San Ramon

General Plan

Prepared for

The City of San Ramon
General Plan Review Commission
Approved by Voters of the City of San Ramon

Shall the San Ramon 2020 General Plan and recommended
by the General Plan Review Commission be adopted as the
General Plan for the City of San Ramon?

77.2% Yes

22.8% No

DYETT & BHATIA

Urban and Regional Planners

In association with

Fehr & Peers Associates • *Transportation Planners*
EIP Associates • *Environmental Consultants*
Mundie & Associates • *Fiscal Analysis Consultants*
Charles Salter Associates • *Noise Consultants*

MARCH 5, 2002

City of San Ramon

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Preface

This General Plan responds to the Measure G mandate to the General Plan Review Commission (GPRC) to prepare a new General Plan for the City of San Ramon, to be submitted to the voters for approval in November 2001. As such, this General Plan differs significantly from the previous Plan, which was adopted in 1995. This preface briefly outlines these differences and describes the document format.

POLICIES

The General Plan includes policies designed to implement specific Measure G mandates. New policies relate to the establishment of an Urban Growth Boundary, the designation of mixed use centers, an action plan for the preservation and acquisition of open space, the provision of workforce housing, the protection and enhancement of natural resources, and other aspects of smart growth. These new General Plan policies are intended to complement and support many policies in the previous Plan, as modified by the GPRC.

BACKGROUND

Preparation of this General Plan required extensive background information and data providing the context for planning analysis and policy development. This background information and data have been updated from the last General Plan to reflect current trends. Some of this information is included in the General Plan to present the need for the policies that comprise the Plan. For more detailed information, the reader should refer to the *Existing Conditions and Future Prospects Working Paper*, October 2000.

COMMENTARY

Commentary is explanatory material that accompanies some policies. It may provide background information, it may cross reference a related policy in the Plan, or it may be intended to guide General Plan implementation. Commentary in italics from the previous General Plan has been updated and incorporated into the new General Plan, where appropriate.

GLOSSARY AND APPENDIX

The General Plan includes a glossary of terms used in Plan setting, policy, and commentary. Appendix A includes the full text of Measure G, while Appendix B includes an outline of the proposed San Ramon Habitat Protection Program.

NUMBERING

The General Plan includes 11 Elements comprising four Parts. Each element is numbered consecutively and is divided into sections. Each policy is numbered according to the section in which it appears. The letters after the section number indicate whether it is a Guiding Policy (G) or an Implementing Policy (I). Guiding and Implementing policies are then numbered throughout each section. As such, the numbering scheme is as follows:

1.1 SECTION

- 1.1-G-1 Guiding Policy
- 1.1-I-1 Implementing Policy

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San Ramon City Council Resolution No. 99-96 | Initiative Ordinance Measure G

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Part I: Introduction and Overview

Introduction and Overview

1.1 INTRODUCTION

The San Diego County Fair is a long-standing tradition in the County, a great community celebration, and a great way to have fun. This year's Fair is a great opportunity to celebrate and appreciate the many things that make San Diego a great place to live and work. The Fair is a great way to spend time with family and friends, and to enjoy the many things that make San Diego a great place to live and work. The Fair is a great way to spend time with family and friends, and to enjoy the many things that make San Diego a great place to live and work. The Fair is a great way to spend time with family and friends, and to enjoy the many things that make San Diego a great place to live and work.

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1.2 THE SAN DIEGO COUNTY FAIR

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1

Introduction and Overview

1.1 INTRODUCTION

The San Ramon General Plan articulates a vision for the City. It is not merely a compendium of ideas and wish lists. Plan policies focus on what is concrete and achievable in the next 20 years and set forth actions to be undertaken by the City. Broad objectives such as "quality of life" and "community character" are meaningful only if translated into actions that are tangible and can be implemented. As State law requires that a variety of City actions be consistent with the General Plan, regular ongoing use of the Plan will be essential. The Plan is both general and long-range. There will be circumstances and instances when detailed studies are necessary before Plan policies can be implemented.

The San Ramon General Plan serves several purposes.

- It outlines a vision for San Ramon's long-range physical and economic development and resource conservation that reflects the aspirations of the community and the smart growth mandate of Measure G;
- It provides strategies and specific implementing actions that will allow this vision to be accomplished;

- It establishes a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards;
- It allows City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve and enhance critical environmental resources, and minimize hazards; and
- It provides the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, the Capital Improvement Program (CIP), specific plans, etc.

The San Ramon General Plan builds upon the accomplishments of the past while looking to the future and a City that continues to evolve and mature while maintaining its small town atmosphere.

A NEW GENERAL PLAN FOR SAN RAMON

The need for a new general plan for San Ramon is the result of Measure G, an initiative measure passed by voters in November 1999 that establishes a General Plan Review Commission (GPRC) comprised of City residents appointed by the City Council to draft a new general plan. Under Measure G, the new General Plan must take into consideration "the development of urban growth boundaries to encourage smart growth by promoting infill development and discouraging urban sprawl by providing mixed use of commercial, retail, education, recreation, and housing."¹ In addition, the Commission must "prepare and recommend a

¹ San Ramon City Council Resolution No. 99-96—Initiative Ordinance.

plan for the acquisition of ridgeline areas and agricultural lands contiguous to the City of San Ramon to be preserved for open space purposes in perpetuity.” Refer to Appendix A for the entire text of Measure G.

In response to the mandate of Measure G, work on the new San Ramon General Plan 2020 formally began in March 2000. The first major step in the process was the preparation of a working paper titled *Existing Conditions and Future Prospects*, which was published in October 2000. This paper provides baseline information on existing conditions in San Ramon, and on preliminary planning issues for the new General Plan.

The next step involved the preparation and consideration of the *San Ramon General Plan 2020: Sketch Plans* document in January 2001. The sketch plans illustrate ideas for the City’s future in the form of schematic land use and transportation alternatives prepared from comments received from the GPRC and other public forums, and by technical studies conducted for the *Existing Conditions and Future Prospects* working paper. The sketch plans essentially bracket the probable range of choices having broad support at the time. On February 1, 2001, the GPRC adopted the Preferred Plan Concept that provides the basis for this General Plan.

Over an 18 month period, the GPRC held 13 public meetings, while the Steering Committee of the Commission held 10. In addition, each of the five Subcommittees of the Commission held, on average, 10 meetings. Three newsletters were distributed to each household in San Ramon. As a result, this General Plan reflects the desires, the decisions, and the work of the General Plan Review Commission and the public. It was adopted by the GPRC on May 10, 2001, and it was approved by a vote of the residents of San Ramon, as mandated by

Measure G, on March 7, 2002. After adoption, this Plan is intended to guide land use decision making in the City to the year 2020.

LOOKING AHEAD

San Ramon will face several planning challenges over the next 20 years, most of which center on the fact that the smart growth mandate of Measure G, including urban growth boundaries and open space preservation, must confront the reality of forecasts for strong population and employment growth in the City to 2020.

According to projections by the Association of Bay Area Governments (ABAG), San Ramon is expected to add more residents than any other city in Contra Costa County—approximately 35,000—for an increase of 76 percent.² An additional 22,400 jobs are also expected over the 20-year time horizon used by ABAG. Much of this population and employment growth will be accommodated by development that has already been programmed or approved for the San Ramon Planning Area. This includes buildout of Dougherty Valley under the terms of the Settlement Agreement—which includes up to 11,000 housing units and 1.37 million square feet of non-residential space—and other projects. As a consequence, the City actually has little discretion in determining the magnitude and location of much of the development beyond the City limits to the year 2020.

The extent to which this demand is fulfilled is addressed in the General Plan and is based upon the GPRC and public input

² Within the San Ramon Sphere of Influence (SOI) including Dougherty Valley.

on how best to accommodate growth *vis a vis* the smart growth mandate of Measure G.

1.2 REGIONAL SETTING AND PLANNING AREA

REGIONAL LOCATION

San Ramon is located in southern Contra Costa County and is surrounded by the communities of Danville and Dublin, and unincorporated areas of Alameda and Contra Costa counties. Primarily undeveloped hillsides rising to over 1,000 feet in elevation lie to the west of the City. To the east lie the Dougherty Hills. The City itself lies in the San Ramon Valley, which generally runs north-south. The primary transportation corridor is I-680 along the Valley floor, linking San Ramon to Central Contra Costa County to the north, and Silicon Valley and San Jose to the south. Figure 1-1 shows the City's regional location.

PLANNING BOUNDARIES

According to State law, the City must consider a Planning Area that consists of land within the City and "any land outside its boundaries which, in the planning agency's judgment, bears relation to its planning." The inclusion of land outside City limits does not necessarily mean that the City is contemplating annexation.

The San Ramon Planning Area, established by the General Plan Review Commission (GPRC) at their May 17, 2000 meeting (and reconfirmed on September 27, 2000), includes approximately 38 square miles of land. This Planning Area is larger by 8 square miles than that set forth in the 1995 General

Plan, the result of an eastward extension to include the Tassajara Valley. The Planning Area boundaries coincide with the Town of Danville to the north, and with Alameda County and the City of Dublin to the south. Undeveloped hills define both the western and eastern portions of the Planning Area.

The City's boundaries, the existing Sphere of Influence, and the Planning Area are shown in Figure 1-2.

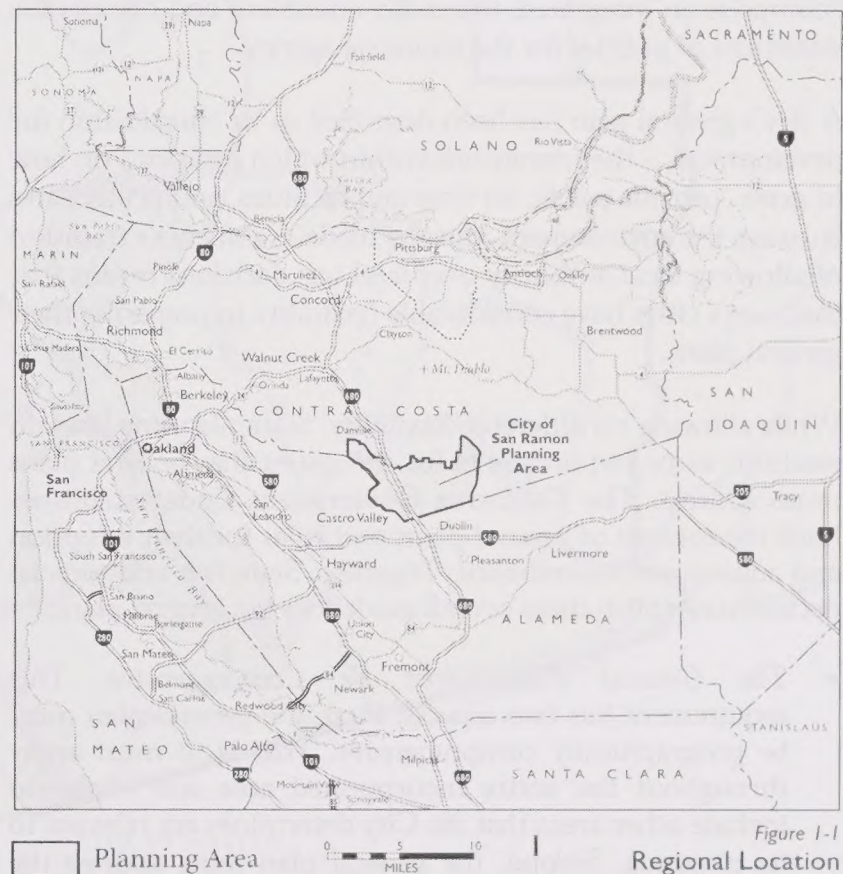


Figure 1-1
Regional Location

1.3 GENERAL PLAN REQUIREMENTS

State law requires each California city and county to prepare a general plan. A general plan is defined as “a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning.” State requirements call for general plans that “comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.”

A city's general plan has been described as its constitution for development – the framework within which decisions on how to grow, provide public services and facilities, and protect and enhance the environment must be made. California's tradition of allowing local authority over land use decisions means that the State's cities have considerable flexibility in preparing their general plans.

While allowing considerable flexibility, State planning laws do establish some requirements for the issues that general plans must address. The California Government Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans.

- *The General Plan Must Be Comprehensive.* This requirement has two aspects. First, the general plan must be geographically comprehensive. That is, it must apply throughout the entire incorporated area and it should include other areas that the City determines are relevant to its planning. Second, the general plan must address the full range of issues that affects the City's physical development.

- *The General Plan Must Be Internally Consistent.* This requirement means that the general plan must fully integrate its separate parts and relate them to each other without conflict. “Horizontal” consistency applies as much to figures and diagrams as to the general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.
- *The General Plan Must Be Long-Range.* Because anticipated development will affect the City and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective.

1.4 USING THE GENERAL PLAN

GENERAL PLAN STRUCTURE

The General Plan is organized in four main parts:

- I. Introduction and Overview.
- II. Smart Growth and Community Development. This Part establishes the City's Smart Growth Strategy and provides the physical framework for development in the Planning Area. It establishes policies related to the location and intensity of development, transportation proposals, standards for public facilities and services, and parks and recreation. Also included are chapters that provide specific policies and standards for economic development and growth management.

SAN RAMON GENERAL PLAN 2020



Figure 1-2
Planning Area and Boundaries

Back of Figure 1-2

III. **Resource Management.** This Part provides the framework for open space and environmental conservation and outlines ways to minimize the impact of safety hazards and noise. It also includes an Open Space Action Plan, as mandated by Measure G.

IV. **Housing.** This Part includes the complete Housing Element.

POLICY STRUCTURE

Each element of the General Plan includes brief background information to establish the context for policies in the Element. This background material is neither a comprehensive statement of existing conditions nor does it contain adopted information. Readers interested in a comprehensive understanding of issues related to a particular topic should refer to the *Existing Conditions and Future Prospects* working paper. This background information is followed by two sets of policies:

- *Guiding Policies* are the City's statements of its goals and philosophy.
- *Implementing Policies* represent commitments to specific actions. They may refer to existing programs or call for establishment of new ones.

Together, the guiding and implementing policies articulate a vision for San Ramon that the General Plan seeks to achieve. They also provide protection for the City's resources by establishing planning requirements, programs, standards, and criteria for project review. Explanatory material or commentary accompanies some policies. Commentary provides background information or is intended to guide Plan implementation. The use of "should" or "would" indicates that

a statement is advisory, not binding; details will need to be resolved in General Plan implementation. Where the same topic is addressed in more than one chapter, sections and policies are cross-referred.

PLAN ORGANIZATION

The General Plan includes the seven elements required by State law (Land Use, Housing, Circulation, Open Space, Conservation, Safety, and Noise) and four other elements that address local concerns and regional requirements (Growth Management, Economic Development, Public Facilities, and Parks). Table 1.4-1 outlines how the required elements correspond with those comprising the General Plan.

Table 1.4-1: Correspondence Between Required General Plan Elements and Chapters in the San Ramon General Plan

<i>Required Element</i>	<i>Where Included in the General Plan</i>
Growth Management ¹	Chapter 3: Growth Management
Land Use	Chapter 4: Land Use
Circulation	Chapter 5: Circulation
Open Space	Chapter 8: Open Space and Conservation
Conservation	Chapter 8: Open Space and Conservation
Safety	Chapter 9: Safety
Noise	Chapter 10: Noise
Housing	Chapter 11: Housing

¹Required by Contra Costa County Measure C.

1.5 DEVELOPMENT UNDER THE GENERAL PLAN

Full development under the General Plan is referred to as “buildout.” Although the General Plan applies a 20-year planning horizon, the Plan is not intended to specify or anticipate when buildout will actually occur; nor does the designation of a site for a certain use necessarily mean the site will be built/redeveloped with that use in the next 20 years. Refer to the Land Use Element for more detailed analysis of General Plan buildout.

URBAN GROWTH BOUNDARIES

This General Plan includes an Urban Growth Boundary (UGB), established in response to Measure G, to promote compact development, discourage urban sprawl, and protect rural lands and open space resources within the Planning Area. Refer to the Urban Growth Boundaries policies in Section 4.6 of the Land Use Element.

RURAL CONSERVATION

In order to protect the rural character of Bollinger Canyon, this General Plan establishes a new land use classification – Rural Conservation. This classification is intended to protect natural features and sensitive habitat. In fact, a Natural Communities Conservation Plan will be required where rural development potentially could affect sensitive habitat areas that are identified in the General Plan. In addition, clustering is encouraged to achieve an open space preservation target of 90 percent. Refer to the Rural Conservation policies in Section 4.6 of the Land Use Element.

RESIDENTIAL DEVELOPMENT

Approximately 17,990 units currently exist in the San Ramon Planning Area, with another 12,225 units approved, underway, or programmed. The majority of these units—approximately 11,000—are associated with the buildout of Dougherty Valley under the terms of the Settlement Agreement. The General Plan is intended to accommodate an additional 4,065 units, mostly through infill development. In total, General Plan buildout will result in approximately 34,280 housing units in San Ramon.

NON-RESIDENTIAL DEVELOPMENT

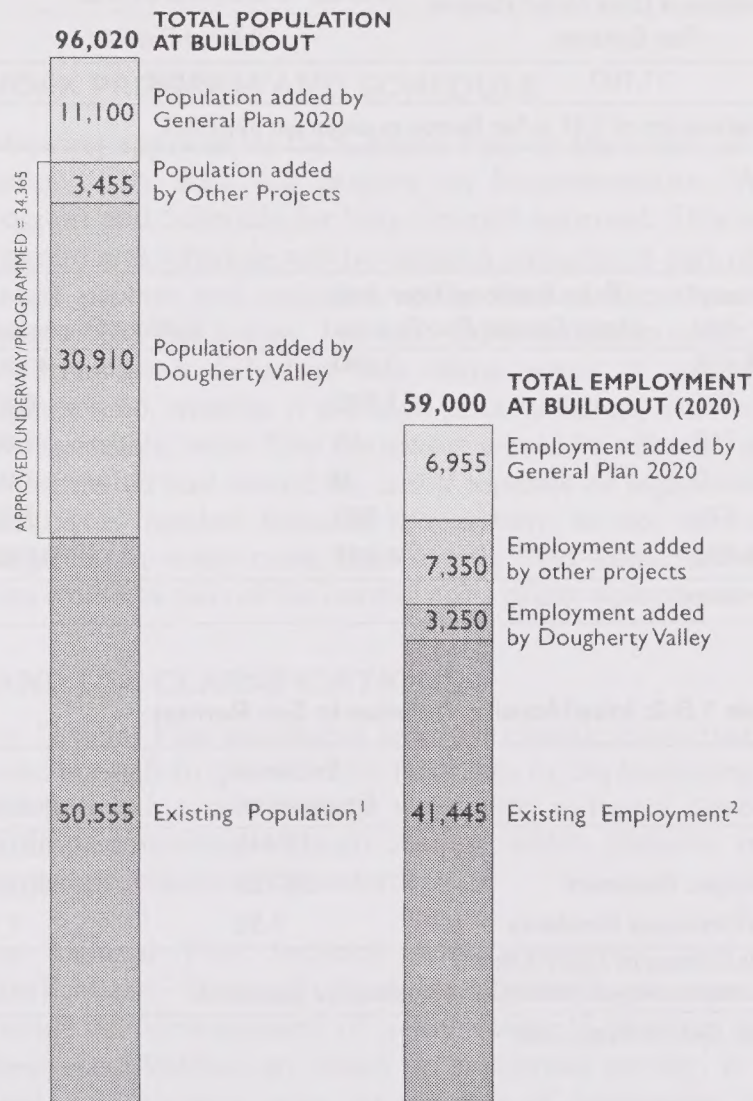
Approximately 13.0 million square feet of non-residential floor area currently exist in the San Ramon Planning Area, which includes retail, commercial, office, industrial, and public space. Another 3.3 million square feet of space is approved, underway, or programmed. The General Plan is intended to accommodate an additional 2.3 million square feet of non-residential space. In total, General Plan buildout will result in approximately 18.6 million square feet of non-residential floor area in San Ramon.

BUILDOUT POPULATION AND EMPLOYMENT

Approximately 90 percent of the buildout population and employment either already exists or will occur with approved or programmed development. This is illustrated graphically in Figure 1-3. Further details on General Plan buildout are outlined on pages 1-9 and 1-10 below.

Figure 1-3

Existing and 2020 Population and Employment



¹Planning Area estimate by Dyett & Bhatia based on unit count and average household size in San Ramon as projected by ABAG.

²Planning Area estimate by Dyett & Bhatia based on employee/floor area assumptions.

Population

As shown in Table 1.5-1, and illustrated graphically in Figure 1-3, San Ramon will accommodate a population of approximately 96,020 at buildout, an increase of about 90 percent over the current estimated population of 50,555. The majority of these new residents—34,365 or about 75 percent—will result from the development of housing units already approved, underway, or programmed. The additional population accommodated by this General Plan is about 11,100 residents. This reflects an overall annual growth rate of about 3.3 percent over the next 20 years, a slower rate than that experienced by the City over the last 20 years, which was about 4.7 percent.

Employment

As shown in Table 1.5-2, and illustrated graphically in Figure 1-3, San Ramon will accommodate approximately 59,000 jobs at buildout, an increase of about 42 percent. As with population, the majority of these new jobs—10,600 or about 60 percent—will result from non-residential development already approved, underway, or programmed. The additional employment accommodated by this General Plan is about 6,955 jobs. This reflects an overall annual growth rate of about 1.8 percent over the next 20 years, a much slower rate than that experienced by the City over the last 20 years, which was about 10.4 percent.

Table 1.5-1: Buildout Population in San Ramon

<i>Existing¹</i>	<i>From Approved/Underway/ Programmed Units</i>	<i>From Additional Units Under General Plan Buildout</i>	<i>Total at Buildout</i>
50,555	34,365	11,100	96,020

¹Estimate of Planning Area population by Dyett & Bhatia based on unit count and average household size of 2.81 in San Ramon as projected by ABAG.

Source: Dyett & Bhatia, 2001.

Table 1.5-2: Buildout Employment in San Ramon

<i>Existing</i>	<i>Estimated Employment¹</i>	<i>From Approved/Underway/ Programmed Floor Area</i>	<i>From Additional Floor Area Under General Plan Buildout</i>	<i>Buildout Employment</i>
Office	32,235	8,415	5,190	45,840
Retail	4,965	805	1,060	6,830
Service	1,845	710	45	2,600
Light Industrial	1,010	0	0	1,010
Other	1,390	670	660	2,720
Total	41,445	10,600	6,955	59,000

¹Estimate of Planning Area employment by Dyett & Bhatia based on employee/floor area assumptions.

Source: Dyett & Bhatia, 2001.

JOBS/HOUSING BALANCE

A city's jobs/housing ratio (jobs to employed residents) would be 1:1 if the number of jobs in the city equaled the number of employed residents. In theory, such a balance would eliminate the need for commuting. As shown in Table 1.5-3, the current jobs/housing ratio in San Ramon is 1.55, which means that the number of jobs in the City exceeds the number of employed residents by about 55 percent. As buildout under the General Plan will add more population than it will jobs, the jobs/housing balance should fall to 1.16, possibly reducing traffic congestion in the City and regionally.

Table 1.5-3: Jobs/Housing Balance in San Ramon

	<i>Estimated Employment¹</i>	<i>Buildout</i>
Jobs	41,445	59,000
Employed Residents ²	26,795	50,900
Jobs/Employed Residents	1.55	1.16

¹2000 estimate by Dyett & Bhatia.

²Assumes employed residents at 53 percent of population.

Source: Dyett & Bhatia, 2001

1.6 IMPLEMENTATION OF THE GENERAL PLAN

WORK PROGRAM AND SCHEDULE

Following approval of the General Plan by the voters of San Ramon, City staff will prepare an Implementation Work Program and Schedule for City Council approval. This work program and schedule will be updated annually as part of the budget process and included in the Annual Report on the General Plan (see below). For each implementation policy, the Implementation Schedule will show when it would be implemented, whether it is a high priority action, who would be responsible, what City document would be affected, what the estimated cost would be, and if separate or supplemental funding is needed because the activity is not currently budgeted. In many cases, the General Plan implementation costs would be part of the normal costs of city operations.

LAND USE CLASSIFICATIONS

The General Plan establishes land use classifications that are broad enough to give the City flexibility in implementing the Plan policy, but clear enough to provide sufficient direction for implementation through zoning, which contains more detailed provisions and standards.

The General Plan includes seven residential land use classifications—three of these classifications are new—to provide for development of a full range of housing types. These classifications are based on residential density, or the number of housing units per net acre of developable land, which excludes areas subject to geological, physical, and environmental constraints, as well as areas dedicated to public

streets. Ten non-residential land use classifications are also included in the General Plan to provide for development of employment and other uses in San Ramon. These classifications are based on development intensity, or the range of the gross floor area to the net site area (FAR). Development in all classifications is required within the density/intensity range expressed, although development standards established in the Zoning Ordinance may limit attainment of maximum density or FAR.

San Ramon will implement many General Plan policies by means of the City's Zoning Ordinance, and zoning must be consistent with the General Plan if the City's land use, housing, and open space policies are to be realized. A fundamental link between the General Plan and the Zoning Ordinance is land use/zoning consistency. Table 1.6-1 shows how zoning districts in San Ramon are consistent with the land use designations of the General Plan. In some areas, new zoning districts are needed (shown in ***BOLD***). In others, the existing zoning will need to be amended (*).

The Zoning, Subdivision, and Grading Ordinances will need to be amended to be consistent with General Plan policies. Other City codes and regulations also should be reviewed for Plan consistency and amended where needed. This effort should be completed within 18 months of Plan adoption. Work on specific area plans and, where appropriate, Planned Development Plans also is expected to be initiated within the first year or two of Plan implementation. Scheduling of this work will depend on individual property owners' development plans and real estate market conditions. The City cannot mandate the timing of private development.

Table 1.6-1: Consistency Between the General Plan and the Zoning Ordinance

<i>General Plan Land Use Designations</i>	<i>Consistent Base Zoning Districts</i>
Residential	
Rural Conservation	<u>RC</u>
Hillside Residential	<u>HR</u>
Single Family-Low Density	RE-A, RE-B, RS-12, RS-10
Single Family-Low Medium Density	RS-7, RS-6
Single Family-Medium Density	RS-6, RS-D
Multiple Family-High Density	RM, RMH
Multiple Family-Very High Density	RH, <u>RVH</u>
Office, Commercial, Industrial	
Office	OL*, OA*, M-1, M-2
Retail Shopping	CC
Thoroughfare Commercial	CT
Commercial Services	CS
Manufacturing/Warehousing	IL*, IG, IC
Mixed Use	
Mixed Use	CC*, MU*
Community Facilities /Open Space	
Commercial Recreation	CR, P
Public and Semipublic	PS*, CR, all remaining districts if under 2 acres ¹
Parks	P, all remaining districts if under 2 acres ¹
Open Space	OS -1*, OS-2*, AG*, RC
¹ Public/semi-public uses and parks facilities on sites of less than 2 acres shall be subject to the regulations of the base and overlay zoning districts.	

The City's Capital Improvement Program will be the primary means of scheduling and funding infrastructure improvements of citywide benefit. Special benefit assessment

districts or other means of financing improvements benefiting specific areas may be used. The San Ramon Redevelopment Agency also will participate in funding infrastructure improvements and, through the City's Housing Trust Fund, affordable housing programs (also known as workforce housing programs).

In many areas, General Plan implementation will depend on actions of other public agencies and of the private sector, which will fund most development expected in the Planning Area. The General Plan will serve a coordinating function for private sector decisions; it will also provide a basis for action on individual development applications.

BOARDS AND COMMISSIONS

The City Council has created a number of boards and commissions to advise the Council on policy issues. Some of these boards and commissions also have specific responsibilities for development review and approval. Implementation of the General Plan will involve the Planning Commission, the Parks and Community Services Commission, the Architectural Review Board and the City's eight advisory committees (Arts, Economic Development, Environmental Affairs, Forest Home Farms, Library, Senior Citizen, Transportation, and Transportation Systems Management).

The General Plan does not envision any substantive change in the responsibilities assigned to these boards, commissions and committees. They will be administering new or amended regulations adopted pursuant to Plan policies, and their actions will need to be consistent with the new General Plan.

The General Plan calls for creation of two new advisory committees to obtain particular expertise and a broader base for policy input. This also will allow people who are interested in specific issues to be more effectively engaged in and connected to new policy initiatives of this Plan.

- **Housing Advisory Committee.** This committee will help foster public awareness and understanding of housing issues and needs and facilitate implementation of housing policies and programs, advising the Planning Commission on housing policy issues.
- **Open Space Preservation and Acquisition Advisory Committee.** This committee will help foster public awareness and understanding of open space preservation opportunities and assist the Parks and Community Services Commission in implementing the Measure G Open Space Preservation Action Plan and the San Ramon Habitat Protection Program for Rural Conservation areas.

The City Council will establish the size of each advisory committee, term length, and requirements for membership. The Advisory Committee for Open Space Preservation and Acquisition may have a specific time period for its work.

1.7 KEEPING THE GENERAL PLAN CURRENT

The General Plan is intended to be a dynamic document. As such, it may be subject to more site-specific and comprehensive amendments over time, amendments that may be needed to conform to State or federal law passed after adoption, or to eliminate or modify policies that may become obsolete or unrealistic over time due to changed conditions,

such as the completion of a task or project, development on a site, or adoption of an ordinance or plan.

AMENDMENTS

State law limits the number of times a jurisdiction can amend its general plan to generally no more than four times in one year for a mandatory element, although each amendment may include more than one change. This restriction does not apply to optional general plan elements (Growth Management, Economic Development, and Public Facilities, and Parks), or if the amendment is necessary to allow for the development of workforce housing or to comply with a court decision.

ANNUAL REPORT

The California Government Code requires city staff to “provide an annual report to the legislative body on the status of the general plan and progress in its implementation” (Government Code § 65400(b)). This report must also be submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development. It must include an analysis of the progress in meeting the city's share of regional housing needs and local efforts to remove governmental constraints to maintenance, improvement, and development of workforce housing (Government Code § 65583, 65584).

In addition, any mitigation monitoring and reporting requirements prescribed by the California Environmental Quality Act (CEQA) identified in the general plan environmental impact report (EIR) should be addressed in the annual report because they are closely tied to plan implementation. Finally, the annual report should include a summary of all general plan amendments adopted during the

preceding year and an outline of upcoming projects and general plan issues to be addressed in the coming year, along with a work program.

2010 REVIEW

Policy 4.6-I-3 of the Land Use Element requires a voter review of the Urban Growth Boundary (UGB) in the year 2010. This review is intended to coincide with the expiration of the Contra Costa County Urban Limit Line (ULL), which mirrors the planning horizon of the current County General Plan, and the expiration of Ordinance 197, the City's "Save Our Hills Initiative" amendments to the Rural Conservation Overlay District (RCOD). This review would be by means of a City voter review to consider the maintenance or amendment of the UGB and related policy. Any amendment to the UGB unrelated to the 2010 review would also require City voter approval.

Part II: Smart Growth and Community Development

Economic Development

San Ramon has developed from a relatively small, rural, agricultural community governed based on a mayor-council government, through the 1960s and 1970s, to the middle of the 21st century, and working with the private sector to create an integrated supply of jobs, housing and public services to support and sustain economic growth. The city has been transformed by economic growth, driven by the growth of the

2.1 SAN RAMON'S ECONOMIC BASE

THE FOUNDATION

Beginning in the 1970s, San Ramon City's location just west of the region's economic development hub, Silicon Valley, allowed the city to develop the high-tech industry. The city's location, however, also brought with it challenges and the need to plan for a growing population. San Ramon's economic development has been driven by the city's location, its proximity to the region's economic hub, and the need to plan for a growing population. The city's location, however, also brought with it challenges and the need to plan for a growing population. The city's location, however, also brought with it challenges and the need to plan for a growing population.

San Ramon has been a good example of the region's growth and the city has been able to attract investment and create jobs. The city has been able to attract investment and create jobs. The city has been able to attract investment and create jobs. The city has been able to attract investment and create jobs. The city has been able to attract investment and create jobs.

the city's growth. According to the American City Economic Council, the city's growth has been driven by the city's location, its proximity to the region's economic hub, and the need to plan for a growing population. The city's location, however, also brought with it challenges and the need to plan for a growing population. The city's location, however, also brought with it challenges and the need to plan for a growing population.

Table 2.1.1: Number of Employees in San Ramon by Industry Group, 2010-2011

Industry Group	2010	2011	% Change
Government	1,100	1,100	0
Healthcare	1,100	1,100	0
Manufacturing	1,100	1,100	0
Technology	1,100	1,100	0
Retail	1,100	1,100	0
Food	1,100	1,100	0
Other	1,100	1,100	0

The city's growth has been driven by the city's location, its proximity to the region's economic hub, and the need to plan for a growing population. The city's location, however, also brought with it challenges and the need to plan for a growing population. The city's location, however, also brought with it challenges and the need to plan for a growing population.

2

Economic Development

San Ramon is committed to maintaining a vibrant and healthy economy, providing land for planned development, ensuring the fiscal and financial health of the City, and working with the private sector to ensure an adequate supply of skilled workers and capital needed to attract and maintain business. How this will be accomplished is addressed in this element of the General Plan.

2.1 SAN RAMON'S ECONOMIC BASE

THE BEGINNINGS

Beginning in the 1970s, Bishop Ranch Business Park was the engine for economic development in San Ramon. Bishop Ranch not only established the City as an employment center, but also, through the kinds of firms it attracted and the kinds of space they occupied, helped determine San Ramon's economic character. The presence of major firms and the attractive physical plant at Bishop Ranch stimulated further business development in San Ramon. Citywide population increases also helped fuel the growth of businesses serving local and subregional needs for retail, service, and public uses.

San Ramon has been a good location for business, and the City has benefited from business growth. By affirming this positive relationship through sound economic planning, the City will strengthen its ability to serve future residents.

YEAR 2000 EMPLOYMENT

The number of jobs in San Ramon increased dramatically in the late 1990s. According to the Association of Bay Area Governments (ABAG), San Ramon businesses employed approximately 38,580 people in 2000, representing a 25-percent increase over San Ramon's 1995 employee total (30,880 people). Among the larger industry groups in the City were services, manufacturing and wholesale trade, including high technology, and retail trade (see Table 2.1-1).

Table 2.1-1: Number of Employees in San Ramon by Industry Group, 1995 and 2000

<i>Industry Group¹</i>	<i>Number of Employees in 1995</i>	<i>Number of Employees in 2000²</i>	<i>% Change 1995-2000</i>
Agriculture, Forestry, Fishing; Mining	260	260	0
Manufacturing and Wholesale Trade	5,460	7,150	31
Retail Trade	4,270	5,220	22
Services	8,940	13,430	50
Other ²	11,950	12,520	5
Total	30,880	38,580	25

¹In the five-sector industry group system used by ABAG, some Standard Industry Classification (SIC) categories have been consolidated.

²As projected by the Association of Bay Area Governments (ABAG).

³Includes Transportation, Communications, and Utilities (TCU), and Finance, Insurance, and Real Estate (FIRE).

Sources: Association of Bay Area Governments (ABAG), Projections 2000; Mundie & Associates, 2001.

CURRENT NON-RESIDENTIAL LAND USE PATTERNS

In general, businesses in San Ramon are large in terms of both amount of occupied space and number of employees. Development at Bishop Ranch Business Park set a precedent for buildings with large floor plates, a pattern that has persisted.

As of August 2000, San Ramon contained about 13 million square feet of non-residential floor area. Major business centers in the City include: (1) the Bishop Ranch Business Park, which contains approximately 6.4 million square feet of office, manufacturing, warehouse, retail, and commercial service businesses; (2) the Crow Canyon Road area, which contains approximately 4.9 million square feet of retail and office space, and includes the earliest commercial development in San Ramon; and (3) southern San Ramon, which contains approximately 787,000 square feet of retail, office, and other commercial space.

Other areas of the City (Bollinger Canyon, Dougherty Hills, Twin Creeks, the west side) contain smaller amounts of non-residential floor area. (See Table 2.1-2.)

FUTURE EMPLOYMENT

Employment growth in San Ramon will allow the City's economic base to expand in tandem with its population. Growth accommodated under the General Plan 2020 would consist of an employment mix that continues the City's strong "office park" character, while accommodating slightly higher proportions of population-serving jobs (in retail, services, and other economic sectors) than the previous General Plan. Table 2.1-3 presents Year 2000 and future employment levels, with ABAG figures organized by industry group and General Plan figures organized by types of employment space.

Year 2000 San Ramon employment (estimated by ABAG as of January 2000 and for the General Plan as of August 2000) is in the vicinity of 40,000. Employment is projected by ABAG to increase to nearly 61,000 by 2020 (an increase of about 58 percent); under the General Plan 2020, employment would rise to 59,000 (an increase of about 42 percent).

Table 2.1-2: Non-Residential Floor Area in San Ramon (August 2000)

Subarea	Non-Residential Floor Area (Sq. Ft.)		
	Retail/ Commercial	Office/Medical/ Industrial/Public	Total
Bishop Ranch	329,200	6,051,365	6,380,565
Bollinger Canyon	0	0	0
Crow Canyon	1,879,330	3,065,125	4,944,455
Dougherty Hills	38,795	409,995	448,790
Dougherty Valley	0	0	0
Southern San Ramon	636,090	150,840	786,930
Tassajara Valley	0	0	0
Twin Creeks	38,825	179,805	218,630
Westside	235,500	0	235,500
TOTAL	3,157,740	9,857,130	13,014,870

Sources: City of San Ramon Planning Services Department; Dyett & Bhatia, 2001.

The City's population growth—San Ramon is expected to have 96,020 residents by 2020 under the General Plan 2020—will help fuel expected employment growth by creating demand for additional retail, service (business, professional, medical, and other), and public-sector uses. Diversity in employment will expand job opportunities for local residents and help to stabilize the local economy.

Table 2.1-3: Number of Employees in San Ramon, Existing and Future

Industry ¹	Number of Employees		Type of Space	Number of Employees	
	2000 (ABAG)	2020 (ABAG)		Existing Conditions	General Plan 2020
Retail Trade	5,220	7,330	Retail	4,965	6,830
Services	13,430	26,450	Service	1,845	2,590
Manufacturing and Wholesale Trade	7,150	8,060	Office ²	33,245	46,850
TCU & FIRE ³	12,520	18,940			0
Agriculture, Forestry, Fishing; Mining	260	190	Other	1,390	2,730
Total	38,580	60,970		41,445	59,000

¹In the five-sector industry group system used by ABAG, some Standard Industry Classification (SIC) categories have been consolidated.

²Includes Light Industrial.

³TCU = Transportation, Communications, and Utilities; FIRE = Finance, Insurance, and Real Estate.

Sources: Association of Bay Area Governments (ABAG), Projections 2000; Mundie & Associates; Dyett & Bhatia, 2001.

2.2 FINDING ROOM TO GROW

THE SUPPLY OF LAND

Supporting economic development means making space available both for existing businesses to expand and for new businesses to come to San Ramon. To ensure an adequate supply of land, the City will need to plan in advance to anticipate business expansion potential and to attract new or added uses to the local economy.

Expanding or relocating firms look for not only a sufficient land supply but also adequate access and infrastructure in an attractive setting. The fact that the business community generally considers San Ramon a “good address” is evidence that the City has been successful in creating this type of environment. The City will maintain that reputation by working to ensure attractive, affordable, and useable building space, an attractive business and residential environment, and a desirable “quality of life.”

FUTURE NON-RESIDENTIAL LAND NEEDS

The land use program of the General Plan 2020 reflects San Ramon’s historic economic evolution. It adjusts the City’s historic economic mix to take into account the types of new jobs the region as a whole attracts, and provides for space to accommodate the kinds of employment suitable to San Ramon both economically and physically. During the time horizon of the General Plan—assuming continuing strong regional growth—it is reasonable to expect absorption of the non-residential development provided for in the General Plan 2020:

- *Office space*, approximately 11.46 million square feet;
- *Retail space*, approximately 3.01 million square feet;
- *Service space*, approximately 1.30 million square feet; and
- *Other employment space*, approximately 2.80 million square feet.

These increases in built space for employment uses would take place on lands not currently in urban use as well as on lands previously developed, but on which (through infill development and development in a new mixed use land use designation) the existing level of urban activity could be increased.

THE RETAIL SECTOR

San Ramon's shopping areas offer a broad range of standard and value-oriented retail goods that serve the convenience retail needs of San Ramon residents, workers, and businesses. San Ramon can maintain this strength while expanding its retail offerings.

Retail expansion need not mean "more of the same." Instead, the City can supplement its solid (but conventional) retail base to meet the demand for new and different shopping experiences. Existing and future San Ramon residents and workers are likely to want local, style-oriented shopping opportunities, in a different kind of shopping environment from a regional mall-type center. Meeting this demand will require shopping areas that offer expanded merchandise types and price ranges as well as more varied retail settings and amenities.

Making the retail experience more lively means not only offering an expanded range of merchandise, but also providing a site design and mix of uses that encourage leisurely shopping trips, foot traffic and browsing. Restaurants and cafes are also needed to add a recreational dimension to the shopping experience.

A pedestrian-oriented retail area that has a "downtown feel" would help create this type of environment. The City Center Project is a potential site for a new kind of retail experience in San Ramon.

REDEVELOPMENT NEEDS

In 1986, the City designated two redevelopment project areas:

- *Alcosta Boulevard*. On the south side of Alcosta Boulevard mostly east of I-680.
- *Crow Canyon*. On the north side of Crow Canyon Road east of I-680 and on both sides west of I-680.

The Alcosta redevelopment area—about 30 acres of residential development, an 11-acre shopping center, and a 6-acre neighborhood park—was substantially occupied by 1999.

A redevelopment plan for the Crow Canyon area was adopted in 1991. Infill-oriented policies of this General Plan support the redevelopment strategy for Crow Canyon by providing a mixed-use designation that offers an opportunity to expand and strengthen local businesses while placing housing of higher density ranges within walking distance of retail and services in the area.

TRANSPORTATION LINKAGES

San Ramon enjoys convenient freeway access from Interstate 680 via Crow Canyon Road, Bollinger Canyon Road and Alcosta Boulevard. Freeways and many local streets are increasingly crowded. However, travel times in other parts of the Bay Area have also increased. Traffic congestion is creating longer commutes for San Ramon residents and workers.

Transportation is a key contributor to a healthy economy, providing for access to the labor force, suppliers, and markets. Planning for transportation needs in San Ramon should be part of the region's transportation system.

ECONOMIC DEVELOPMENT SUPPORT FOR BUSINESSES

The City of San Ramon has an important role in encouraging economic development and providing support for businesses. For example, by “streamlining” its design review, permitting, and licensing processes, the City makes the approval process less complicated, costly, and time-consuming for businesses. In addition, through its General Plan, the City determines the amount of space available for new business growth and sets guidelines for land use and development intensity. The City is also responsible for maintaining streets and other infrastructure, and overseeing workforce housing programs and housing development incentives. City actions in these areas can help to create an environment that is attractive for business investment.

GENERAL PLAN-RELATED CAPITAL NEEDS

The City maintains a capital facilities plan that sets priorities for investing City funds in improvements such as streets,

traffic signals, and other public facilities. By designating areas for new development (and redevelopment), the General Plan creates demands for capital facilities that the City will need to address.

Existing and potential General Plan capital funding commitments include securing of open space, implementation of a City Center project, and utility undergrounding.

THE CITY'S FISCAL CONDITION

The City's fiscal condition is determined by its operating revenues and expenditures. Revenue sources include taxes, fees, assessments, rent on City-owned facilities, interest on City investments, and transfers from federal and State agencies. Expenditures include the costs of government operations, police protection, community development, and parks and recreation services. In Fiscal Year 1998-1999 (the most recent year for which actual final figures are available), the City's operating expenditures (from the general fund and some special funds) were \$20,569,947 and its operating revenues were \$27,714,488, indicating a revenue surplus of roughly \$7 million.

The City of San Ramon is currently well positioned financially. The City both takes in more revenue and spends more per resident than the average for all California cities in its size range (populations between 25,001 and 50,000). For example, San Ramon's expenditures per resident on culture and leisure services (expenditures by the Parks and Community Services Department for programs and facility operation relating to parks, recreation, library services, and community activities and events) are relatively high compared to other cities in its size range.

2.3 DISCUSSION OF TRENDS AND CONCERNS

FINANCIAL AND FISCAL SUPPORT FOR ECONOMIC ACTIVITY

The most important contribution San Ramon will make to its future economic development is simply the allocation of land for employment development, as described earlier in the chapter and in greater detail in the chapter on land use.

Beyond that basic commitment, the City's support for economic development can take a variety of forms, some of which are suggested by the programs presented below. The General Plan includes measures to address potential future growth constraints, and emphasizes and reinforces features of the San Ramon setting that contribute to the City's image, preserving the characteristics that make San Ramon a desirable business location.

Both program support and capital support for economic development appear to lie within the City's potential range of actions, as indicated by the General Plan fiscal analysis (discussed below).

FISCAL CONSEQUENCES OF THE GENERAL PLAN

The land use changes called for in the General Plan will inevitably have fiscal consequences for San Ramon. As described above, the General Plan will allow a substantial increase in non-residential building space, and consequently the number of jobs, in the City by the year 2020.

The increase in business activity will boost revenues collected by the City from property taxes, sales and use taxes, hotel

taxes, and other sources. Similarly, the expansion of the population and the residential development that will house new residents will add to the City's revenues. At the same time, the operating costs of City programs and activities will rise, as the City provides services to new as well as existing development, both residential and non-residential.

The fiscal implications of the proposed Land Use Plan, called the "General Plan 2020" for this analysis, have been analyzed in detail in a separate technical background report to this General Plan.

The General Plan fiscal analysis indicates that the fiscal impact of the Land Use Plan is positive. This finding, of course, relies on the premise that future conditions will bear out the assumptions incorporated into the fiscal analysis. A discussion of this point is presented at the conclusion of the fiscal report.

2.4 GUIDING AND IMPLEMENTING POLICIES

GUIDING POLICY

2.4-G-1 Foster a climate in which business can prosper.

IMPLEMENTING POLICIES

2.4-I-1 Work with regional economic development organizations to foster the economic health of the area.

The City is integrally connected to the rest of the Tri-Valley cities. Many issues facing the region affect all communities in it and can be solved only through

regional dialogue and cooperation. Economic development does not have to be a zero sum affair for each city.

- 2.4-I-2 Maintain the Economic Development Advisory Committee to advise the City Council and staff regarding economic development, redevelopment, employment, and housing issues.

The economic life of the City is never static but ever changing. It is important to have citizen-formulated input available to city government on a regular basis.

- 2.4-I-3 Periodically survey the business community for evaluation of City services and improvement suggestions.

To retain the businesses that currently exist and attract new ones, the City needs to “feel the pulse” of the business community. Establishing a regular program to ensure dialogue between the community and the City is essential to ensuring that the City’s policies encourage and stimulate commercial vitality.

- 2.4-I-4 Provide expedited permit review processing for time-sensitive development proposals meeting City goals.

- 2.4-I-5 Encourage, consistent with the Housing Element, housing for San Ramon’s resident workforce to improve the match between local employment and local workers.

The social fabric of the City is strengthened when citizens are able to work near their homes so that the

time otherwise spent commuting can be used for beneficial activities within the community. Encouraging housing that will permit a broad range of workers-particularly providers of essential services-to reside within the City enhances the desirability of the City as a business location.

- 2.4-I-6 Work with private sector entities to identify and implement technologically-advanced infrastructure improvements to enable the City to remain competitive with other localities.

To maintain its deserved reputation as the home of “cutting edge technologies”, the City must be prepared to offer the infrastructure necessary to support such businesses. Ongoing communication with the private sector is needed to keep the City apprised of the technological needs of businesses - both existing and new. This information will enable the City to undertake advance planning to ensure its competitive position.

- 2.4-I-7 Promote San Ramon as a location for business.

Coordinate a City effort to “sell” San Ramon as a business location offering assets that include an educated workforce, competitive development sites, and an active, business-friendly government.

GUIDING POLICY

- 2.4-G-2 Provide adequate land to accommodate planned development, with business and commercial areas complementing residential and public development

in location/access, mix of uses, attractiveness, and environmental quality.

broadens and diversifies its tax base and increases the vibrancy of these areas.

IMPLEMENTING POLICIES

2.4-I-8 Consider adjustments to development controls that allow for more efficient use of sites already developed for employment uses (e.g., through height and/or FAR increases in combination with structured parking).

2.4-I-9 Work toward redevelopment in the Crow Canyon area to address blight while meeting some of the City's future needs for non-residential development. Leverage redevelopment and private funds by targeting federal, state, and local resources for use in the Crow Canyon Redevelopment Area.

2.4-I-10 Promote, consistent with the Traffic and Circulation Element, mass transportation opportunities into the Bishop Ranch and Crow Canyon/San Ramon Valley Boulevard business areas.

2.4-I-11 Encourage non-motorized means of transportation to business areas.

2.4-I-12 Encourage retail development in mixed-use areas to create and accommodate local demand.

San Ramon's tax base is more dependent upon taxes generated by business-to-business sales than is the case in most other communities. By encouraging retail development in mixed-use areas, the City both

2.4-I-13 Develop the City Center area into a cultural, recreational, and compatible retail center to ensure consistency with the recommendations of the City Center Task Force. See also Policy 4.7-I-5.

The vision for the City Center must include social, economic, and demographic dimensions, recognizing the pivotal need for a "central place" that can serve as a vital, vibrant gathering place for the full range of ages and social groups in the City.

The needs of both residents and businesses (and their employees) will be best met in a City Center that combines civic, recreational, and commercial activities operating at a level of intensity that invites visitation and participation and communicates excitement. Such a center will draw users and visitors throughout the day and week, in part through revenue-generating businesses that will both contribute to the diversity of uses and provide economic support.

2.4-I-14 Use development controls to minimize adverse visual effects of the transportation components of development.

Planning for new development should address the visual aspects of circulation, parking, and loading facilities, using siting, design, landscaping, and (where appropriate) screening to assure that these functional elements do not detract from the physical attractiveness of new development.

- 2.4-I-15 Guide in securing and maintaining open space and park facilities for San Ramon consistent with the ability of the City to finance acquisition and to defray ongoing costs of public operation and use of those facilities at the appropriate levels of intensity.

The City's natural environment and recreational opportunities are part of its set of "capital assets" vital to retaining existing, and attracting new, businesses to the community. The City- consistent with prudent fiscal management- should seek ways, including cooperation with private entities and obtaining government funding wherever reasonable, to acquire rights ensuring that significant open space and parks are available for existing and future residents.

GUIDING POLICY

- 2.4-G-3 Ensure the fiscal and financial health of the City.

IMPLEMENTING POLICIES

- 2.4-I-16 Evaluate the ability of new development to pay for its infrastructure, its share of public and community facilities, and the incremental operating costs it imposes.
- 2.4-I-17 Existing City development review practices assure that new development provides for the capital facilities needed to serve it. Ongoing maintenance of those facilities – generally via infrastructure landscaping and lighting districts – is also typically provided for. While the defraying of such costs by new development would normally be expected,

some projects may contribute to the community in ways that compensate for a negative fiscal impact.

- 2.4-I-18 Seek to maintain an operating reserve of not less than 50 percent of projected operating expenses for the following fiscal year to assure that sufficient financial resources will be available in the event of sudden economic dislocations or general economic slowdowns.

Demands on the City's resources can come from a variety of sources, routine and emergency, ongoing and one-time. Responses to funding requests should be anchored in a clear understanding of the purposes that City spending is intended to serve and disciplined by prudent financial management. Maintenance of an operating reserve contributes to fiscal discipline.

- 2.4-I-19 Encourage diverse economic growth within the City, particularly in the retail sector.

San Ramon's per capita revenues from non-store sales and use tax (business-to-business and other non-retail transactions) are very strong; its per capita revenues from store-based sales could be stronger than they are. Retail appeal is an economic asset in several ways, contributing jobs and income as well as public revenues. A vibrant retail area confers a sense of place that strengthens community image and encourages residents to shop, dine, and pursue leisure activities locally.

- 2.4-I-20 Assure adequate revenue sources to finance City capital and program initiatives.

Examples of initiatives potentially requiring capital outlays are open space acquisition, development of City Center public facilities, and provision of other kinds of community infrastructure (e.g., underground utility placement). Provision of assisted housing may also involve capital costs. Ongoing costs of administering newly established programs (e.g., a teen center) and/or providing services in conjunction with expanded activity (expansion of City-maintained public open space) will require increased operating costs and, potentially, augmentation of existing sources of operating revenues. Enlargement of the City's responsibilities, whether in capital or operating realm, should occur only when decision makers are satisfied that a range of adequate financing options is available.

meet the existing and foreseeable needs of local employers.

Use network of contacts with local businesses (see Implementing Policy 2.4-I-3) to identify the types of industries and occupations most in demand and/or least available in the local workforce. Work with local campuses of Diablo Valley College, Golden Gate University, and University of San Francisco to identify local educational resources applicable to labor force needs of emerging industries (e.g., telecom, optics, other) in relevant occupational specialties. Support regional efforts (such as through the Tri-Valley Business Council) to disseminate information on education and training programs to enhance workforce availability and "fit."

- 2.4-I-21 Assure that ongoing budgets provide for adequate maintenance of the City's capital facilities, and establish fees commensurate with services rendered (e.g. application processing fees, planning, building and safety and engineering) to recover costs of these services.

- 2.4-I-23 Support location of a four-year college within the Tri-Valley.

Establishment of a four-year degree-granting college in the Tri-Valley would expand the range of educational resources available locally. The presence of a college within the area would be a factor in attracting and retaining employees. Other benefits to business relate to availability of academic and technical training, internships and similar joint business/education programs, and research in subject areas with local business applications.

GUIDING POLICY

- 2.4-G-4 Work with the private sector to assure an adequate supply of skilled workers and capital needed to attract and maintain business in San Ramon.

IMPLEMENTING POLICIES

- 2.4-I-22 Encourage local educational institutions to establish education and continuing education programs to

- 2.4-I-24 Maintain the City's Capital Improvement Program.

Change can be expected in the overall regional and national economies as well as in the way California organizes and implements local government financing

and fiscal structure. San Ramon's capital facilities financing and programming should continue to be structured in a way that allows decisionmakers flexibility, so that choices in how to defray the costs of a capital or operating expenditure reflect financing and fiscal conditions at the time a particular project or program goes forward.

- Review and implement a comprehensive financial management system.
- Review the capital facilities programming and the projects and programs funding mechanism.
- Develop the new development "pay as you go" through the property tax incrementation as a solution.
- Develop capital facilities self-financing program of the bond, interest and equity fund.
- Develop a comprehensive "pay as you go" funding program to offset capital facilities project impact on operations.

San Ramon's Capital Management Program, developed in cooperation with regional city leaders, is a funding mechanism that will allow the City to pay for capital facilities as they are needed and ensure the quality of life in San Ramon.

3.1 GROWTH STRATEGY

In San Ramon, growth strategy involves the City's ability and will to attract and retain investment resources in communities, including infrastructure, growth, transit, housing, the quality of public services, facilities, and lifestyle factors related to their own and their San Ramon area. The City should continue to develop the growth strategy through and beyond the 2010 Census, emphasizing public and private partnerships in infrastructure, transit, housing, and quality of life factors related to growth and investment.

3

Growth Management

San Ramon will face several planning challenges over the next 20 years, most of which center on the fact that the smart growth mandate of Measure G, including urban growth boundaries and open space preservation, must confront the reality of forecasts for strong population and employment growth in the City to 2020. Growth management has always been a concern in San Ramon with the City's first General Plan in 1986 discussing the need to plan new development in accord with the availability of public facilities and infrastructure.

This early growth strategy has evolved into a comprehensive, long-range plan that includes performance standards as well as capital improvement, development mitigation, and financing programs. And in response to Measure G, it now includes an Urban Growth Boundary (UGB), urban mixed use centers, and an open space action plan.

San Ramon's growth management policies and initiatives are also consistent with the Contra Costa Transportation Improvement and Growth Management Program (Measure C), approved by Contra Costa voters in 1988. Measure C requires Contra Costa cities to:

- Adopt and apply traffic level-of-service standards to the local roadway system.
- Adopt performance standards for police, fire, parks, water, flood control, and sanitary sewer facilities.

- Adopt and implement a transportation demand management (TDM) ordinance.
- Adopt a five-year capital improvement program that lists projects, their costs and funding mechanisms.
- Ensure that new development "pays its own way" through the adoption and implementation of mitigation fees.
- Address housing options and job opportunities at the local, regional and county level.
- Participate in a cooperative, multi-jurisdictional planning process to reduce cumulative regional traffic impacts of development.

San Ramon's Growth Management Element incorporates these requirements and augments many Measure C standards with more stringent controls, based on the desire of the City and its residents to preserve and enhance the quality of life in San Ramon.

3.1 GROWTH STRATEGY

In San Ramon, a growth strategy means that City officials and staff work with residents and the development community to accommodate economic and population growth without diminishing the quality of public services, facilities, and lifestyle that are enjoyed by those who live here. San Ramon must plan to provide services for development considered desirable and beneficial to the City. Growth management policies and performance standards will be used as tools to manage all development within San Ramon and protect and enhance open space and environmental resources.

By establishing a UGB, growth will be limited to areas of infill and land that is contiguous to developed areas within the City. Development projects must comply with all City goals, policies and adopted performance standards. Development review procedures are used to document that each of the City's performance standards will be met and detail how required public facility improvements will be financed. No new development will occur unless these requirements are met.

The City shall seek to obtain the County's cooperation regarding mutual approval of a development project outside the City's boundaries by either annexing land to the City prior to development, or by executing a Memorandum of Understanding (MOU) with the County to ensure that City standards will apply to the development project. Refer to Policy 4.6-I-5. Development in unincorporated areas must be pre-zoned and have an executed property tax transfer agreement in place before annexation occurs.

GUIDING POLICY

3.1-G-1 Manage the City's growth in a way that balances existing and planned transportation facilities, protection of open space and ridgelines, provision of diverse housing options and job opportunities, and the preservation of high quality community facilities and services.

IMPLEMENTING POLICIES

3.1-I-1 Allow urban development only if traffic from that development can be accommodated within acceptable traffic levels of service.

No new development will be approved unless it can be shown that required levels of service can be maintained on local streets and regional transportation facilities.

3.1-I-2 Work with Contra Costa County and appropriate agencies to preserve, protect and enhance open space and ridgelines within the City's Planning Area, and to establish a continuous greenbelt along the western and eastern edges of San Ramon.

The hillsides to the east and west of the City provide a strong open space framework and visual amenity. Preserving the integrity of these ridges will allow development to occur in flatter areas where public services are available.

3.1-I-3 Provide a variety of diverse housing options to accommodate the local employment base, including public service employees.

3.1-I-4 Allocate the number of new housing units according to the City's ability to provide public services and housing needs through the use of adopted performance standards. Refer to Table 3.2-1.

3.1-I-5 Use growth management policies to encourage the construction of workforce housing necessary to meet local housing needs.

3.1-I-6 Join with and encourage other jurisdictions to participate in regional transportation planning programs.

3.1-I-7 Allow urban development only within the City's Urban Growth Boundary (see Implementing Policy

4.6-I-1) and only in accord with a plan for full urban services (police, fire, parks, water, sewer, streets and storm drainage) to which all providers are committed.

While the General Plan does not include policies regarding which agencies should be responsible for providing services in San Ramon, such questions shall be resolved prior to approvals. Areas lacking full services outside the UGB are unsuited for urban development, regardless of land use designation.

- 3.1-I-8 Continue to work with Contra Costa County and the developers of the Dougherty Valley Specific Plan area to ensure that the project meets all applicable growth management performance standards, as outlined in the Agreement to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan and Environmental Impact Report (the Settlement Agreement).

3.2 PERFORMANCE STANDARDS

San Ramon has adopted public facility performance objectives and standards for the following services:

- Community centers
- Fire Protection Services
- Flood control
- Libraries
- Parks
- Police
- Sanitation
- Schools
- Water

These standards represent the City's commitment to provide community facilities and defines services to its residents.

COMMUNITY CENTERS

Facility Analysis

The City currently has two community centers: the Community Center at Central Park (23,000 sq. ft.), and the Senior Center Park and Gardens facility on Alcosta Boulevard (9,500 sq. ft. with a planned 5,000 sq. ft. expansion).

Performance Objective

Ensure that community centers provide sufficient space to conduct civic meetings, recreational programs, and social activities to meet the needs of San Ramon's citizens.

Performance Standard

Maintain a minimum ratio of 1.2 square feet of community center space per 1,000 residents.

FIRE

Facility Analysis

The San Ramon Valley Fire Protection District provides fire protection and suppression services to the City. The District currently staffs 12 engine companies from 9 fire stations. Four stations are located within the San Ramon Planning Area, with a fifth station to be constructed in Dougherty Valley. Figure 3-1 illustrates the location of these stations.

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Figure 3-1
San Ramon Valley Fire Protection District Sites

Performance Objective

Maintain competent and efficient fire and emergency medical services with first responder medical and ambulance elements, to minimize the risks to lives and property due to fire hazards and emergency medical conditions in all parts of San Ramon.

Performance Standard

Prior to project approval, require written verification from the District that a 5-minute total response time can be maintained for 90 percent of emergency calls in urban and suburban areas and/or that there will be a fire station within 1.5 miles of all development.

FLOOD CONTROL*Facility Analysis*

Figure 9-2 in the Safety Element highlights areas in the Planning Area subject to the flood control performance standard. These areas generally correspond to creek locations in the Planning Area. The City of San Ramon has primary responsibility for maintaining the flood control system within the City limits. In the unincorporated portions of the Planning Area, flood control efforts involve both the Contra Costa County Department of Public Works and the County Flood Control and Water Conservation District. Refer to the Safety Element for further information.

Performance Objective

Ensure adequate flood control facilities that minimize risk to lives and property due to flood hazards.

Performance Standard

New development shall provide storm drain facilities that will accommodate 10 and 25 year flood flows, and shall not cause the capacity of the City's primary flood control channels to exceed 100 year flood flows.

LIBRARIES*Facility Analysis*

The San Ramon Branch Library, part of the Contra Costa County Library System, contains approximately 80,000 volumes with an ultimate capacity of 100,000 volumes. The facility measures 18,000 sq. ft. in size. The library provides many services, including recreational and informational reading materials for all ages, an adult literacy program, and outreach services to schools, senior centers and community groups. To maintain the existing level of service, the City of San Ramon encourages the development of a library in the Dougherty Valley.

Performance Objective

Maintain library services that provide informational and recreational reading and research materials in a variety of formats for all ages, and ensure that services and materials for children and adults are available in order to support their varied pursuits and needs.

Performance Standard

Provide minimum ratios of 0.5 square feet of library space per capita, 3 volumes per capita, and 2 open hours per week per 1,000 residents.

Table 3.2-1: Performance Standards Matrix

	<i>Police</i>	<i>Parks</i>	<i>Fire</i>	<i>Sewer</i>	<i>Water</i>
Facility Analysis	The San Ramon Police Department maintains an approximate service ratio of 0.8 officers per 1,000 residents. Police and dispatch services are provided through a contract with the County Sheriff's Department.	Existing: Athan Downs, Central Park, Senior Center - Park and Gardens, and other neighborhood and school parks and specialized recreation areas. Future: 463 acres total, with 6 community parks (210 ac.), 9 neighborhood school parks (99 ac.), and 13 specialized recreation areas. Complete facility description in the Parks and Recreation Element.	The San Ramon Valley Fire Protection District serves the City. Figure 3-1 shows the location of fire stations in the City and their service areas.	The City is currently serviced by Central Contra Costa Sanitary District and Dublin San Ramon Services District. Figure 3-2 shows the service areas of these two districts.	The City is currently serviced by the East Bay Municipal Utility District. The Dublin San Ramon Services District will serve Dougherty Valley (excluding the Bridges project). These districts will review all local plans that affect its service area. Figure 3-2 shows the district service areas.
Objective	Maintain comprehensive police services and timely emergency response in all parts of San Ramon.	Provide active and passive parks and recreation facilities within reasonable walking distance of all residents.	Maintain competent and efficient fire and emergency medical services with first responder medical and ambulance elements to minimize the risks to lives and property due to fire hazards and emergency medical conditions in all parts of San Ramon.	Ensure that adequate and permanent sewer facilities can serve existing and future residents.	Ensure an adequate water capacity system to serve existing and future residents at economical rates.
Standard	Prior to project approval, require written verification from the San Ramon Police Department that a 3-5 minute response time for emergency calls and a 20-minute response for all other calls can be maintained 95 percent of the time.	Provide a ratio of 6.5 acres public park per 1,000 residents, with a goal to have park and recreation facilities within 1/2 mile of all residences.	Prior to project approval, require written verification from the District that a 5-minute total response time can be maintained for 90 percent of emergency calls in urban and suburban areas and/or that there will be a fire station within 1.5 miles of all development.	Prior to project approval, require written verification from the approved service provider that adequate sanitation facilities and services will be available to serve the project.	Prior to project approval, require written verification from the approved service provider that adequate water quality, quantity, and distribution will be available to serve the project.

Table 3.2-1: Performance Standards Matrix - Continued

	<i>Flood Control</i>	<i>Schools</i>	<i>Libraries</i>	<i>Community Centers</i>
Facility Analysis	Areas in the City required to comply with the flood control performance standard are highlighted in Figure 9-2 in the Safety Element	Service is provided by San Ramon Valley Unified School District, a multi-jurisdictional district currently operating 8 elementary schools, 2 middle schools, 1 high school, and VENTURE, an independent study school (grades K-12) in San Ramon. Refer to Figure 7-2 for the location of these sites.	The San Ramon Branch Library, part of the Contra Costa County Library System, contains approximately 80,000 volumes and has ultimate capacity of 100,000 volumes. The library provides many services, including, reading materials for all ages, an adult literary program, and outreach services to schools, senior centers, and community groups.	The City has two community centers: the Community Center at Central Park, and the Senior Center and Gardens facility on Alcosta Boulevard.
Objective	Ensure adequate flood control facilities that minimize risk to lives and property due to flood hazards.	Ensure that new schools will be in locations accessible to school age children and provide sufficient facilities for education as well as extra-curricular activities.	Maintain library services that provide informational and recreational reading and research materials in a variety of formats for all ages, and ensure that services and materials for children and adults are available in order to support their varied pursuits and needs.	Ensure that community centers provide sufficient space to conduct civic meetings, recreational programs, and social activities to meet the needs of San Ramon's citizens.
Standard	New development shall provide storm drain facilities that will accommodate 10- to 25-year flood flows, and shall not cause the capacity of the City's primary flood control channels to exceed 100-year flood flows.	Require new development to provide necessary funding and/or capital facilities, as determined by the San Ramon Valley Unified School District.	Provide a ratio of 0.5 sq. ft. of library space per capita, a ratio of 3 volumes per capita, and a ratio of 2 open hours per week per 1,000 residents.	Maintain a minimum ratio of 1.2 square feet of community center space per capita residents.

PARKS

Facility Analysis

San Ramon's parks and recreation facilities include Athan Downs, Central Park, the Senior Center Park and Gardens, and other neighborhood and school parks and specialized recreation areas.

The City's park system consists of three community parks (2 existing and 1 under construction) totaling 90 acres, 17 neighborhood parks including school parks (13 existing and 4 under construction) totaling 74 acres, and 5 specialized recreation facilities (4 existing and 1 under construction) totaling 35 acres. In total, 200 acres of existing and underway parkland exist in San Ramon. Buildout of Dougherty Valley will contribute significantly to the City's parkland inventory with the addition of up to 72 acres for community parks, 135 acres for neighborhood parks (including school sites), and 50 acres for pocket parks/tot lots. A complete description of the City's park system is contained in the Parks and Recreation Element of the General Plan. The Parks and Community Services Department estimates a current ratio of 5.4 acres of parkland per 1,000 residents.

Performance Objective

Provide active and passive parks and recreation facilities within a reasonable walking distance of all residents of San Ramon.

Performance Standard

Provide a ratio of 6.5 acres of public park per 1,000 residents, with a goal to have park and recreation facilities within one-half mile of all residences.

POLICE

Facility Analysis

With a total of 40 officers, the San Ramon Police Department maintains an approximate service ratio of 0.80 officers per 1,000 residents. Police and dispatch services are provided through a contract with the Contra Costa County Sheriff's Office. The current average response time for emergency calls is less than 3 minutes and 6.8 minutes for all other calls.

Performance Objective

Maintain comprehensive police services and timely emergency response in all parts of San Ramon.

Performance Standard

Prior to project approval, require written verification from the San Ramon Police Department that a 3-5 minute response time for emergency calls and a 20-minute response for all other calls can be maintained 95 percent of the time.

SANITATION FACILITIES

Facility Analysis

The City is currently serviced by Central Contra Costa Sanitary District and Dublin San Ramon Services District. Figure 3-2 illustrates the service areas for these districts.

Performance Objective

Ensure that adequate and permanent sewer facilities can serve existing and future residents.

Performance Standard

Prior to project approval, require written verification from the approved service provider that adequate sanitation facilities and services will be available to serve the project.

SCHOOLS

Facility Analysis

The City of San Ramon is served by the San Ramon Valley Unified School District. This multi-jurisdictional District currently operates eight elementary schools (grades K-5), two middle schools (grades 6-8), one high school (grades 9-12), and the VENTURE independent study school (grades K-12) within the City of San Ramon. Currently, approximately 8,200 students attend schools in San Ramon.

Performance Objective

Ensure that new schools will be in locations accessible to school age children and provide sufficient facilities for education as well as extra-curricular activities.

Performance Standard

Require new development to provide necessary funding and/or capital facilities for the school system, as determined by the San Ramon Valley Unified School District and applicable State law.

WATER

Facility Analysis

East Bay Municipal Utility District (EBMUD) is the primary drinking water service provider within existing San Ramon City limits. Dougherty Valley (except Gale Ranch 1) will be serviced by the Dublin San Ramon Services District (DSRSD). Figure 3-2 illustrates the service areas for these providers. Both providers review all local plans that affect their respective service areas to ensure that adopted performance standards are maintained.

The uncertainty of EBMUD's future water supply, and the fact that the District opposes any annexations that would extend its existing ultimate service boundary, suggests that both water needs and service will remain crucial factors in the City's growth.

Performance Objective

Ensure an adequate water capacity system to serve existing and future residents at economical rates.

Performance Standard

Prior to project approval, require written verification from the approved service provider that adequate water quality, quantity, and distribution will be available to serve the project.

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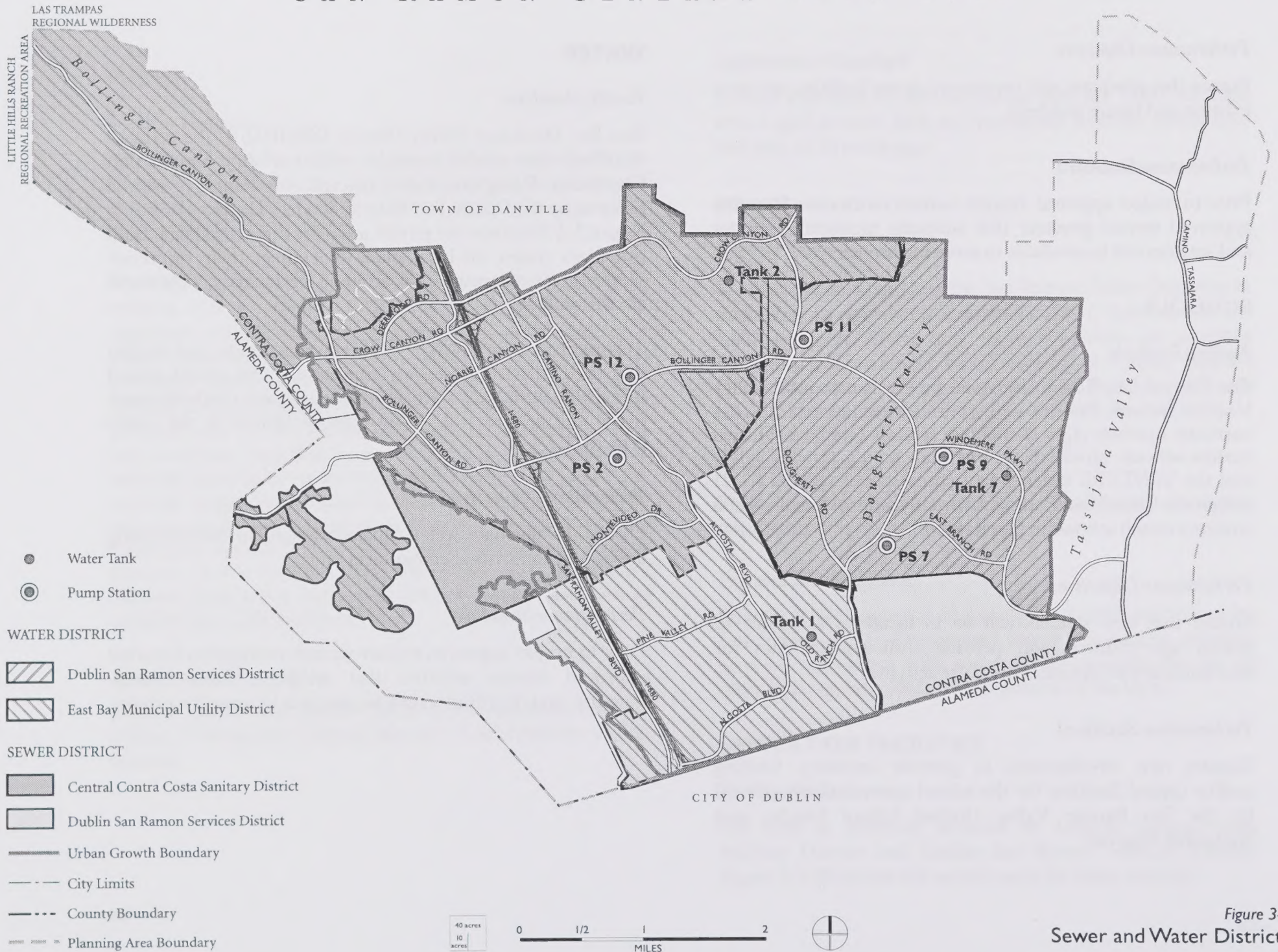


Figure 3-2
Sewer and Water Districts

POLICIES AND ACTIONS

To ensure that new development complies with the above performance standards, San Ramon has initiated several actions and programs, which are described in the following policies.

GUIDING POLICY

3.2-G-1 Ensure the attainment of public facility and service standards through the City's development review process, Capital Improvement Program, and a variety of funding mechanisms to maintain existing facilities and help fund expansion.

IMPLEMENTING POLICIES

3.2-I-1 Adopt "Findings of Consistency" that ensure new projects will comply with the City's performance standards through its development review process.

New projects will be approved only after findings are made that: (a) the City's performance standards will be maintained following project occupancy; (b) project-specific mitigation measures will ensure that the City's performance standards will be maintained; and/or (c) planned capital projects will ensure that the City's performance standards will be maintained.

3.2-I-2 Utilize the Capital Improvement Program to track and monitor the construction and implementation of the City's infrastructure improvements and ensure funding sources.

The City's Capital Improvement Program (CIP) is a five-year calendar of public improvements that sets forth each capital project, identifies the beginning and ending dates, and states the amount of annual expenditure as well as the method of financing. New development will not be approved unless projects identified in the CIP are provided concurrent with, or will be available upon, completion of development.

3.2-I-3 Require new development to fund public facilities and infrastructure that is deemed necessary to mitigate the impact of that new development.

San Ramon implements the concept that new development pays its own way using two mechanisms. First, approval of a proposed project is in part based upon the developer's ability to fund the improvements that will directly mitigate the impact of the new development. Second, future homeowners may be charged on-going assessment fees to pay the costs of maintaining common open areas and facilities associated with the new development.

3.2-I-4 Levy mitigation fees for public facilities and infrastructure improvements in proportion to a new development's impact.

In addition to direct project costs, San Ramon requires developers to pay citywide fees for a variety of services and infrastructure, based upon the concept that future residents will directly benefit from the improvements. The fees paid are used to provide parks, libraries, roadway improvements, creek studies and drainage

mitigation, noise attenuation, child care, and street landscaping.

- 3.2-I-5 Use other funding mechanisms to augment developer and/or mitigation fees, when appropriate.

In certain situations, it may benefit the City to advance funds, prior to developer funding and/or project completion. Additional financing options available to the City include but are not limited to, reimbursement agreements, credit for City fees, redevelopment tax increment financing, debt financing, and assessment districts. None of these mechanisms precludes the developer's responsibility to pay the cost or mitigate the impact of their proposed development.

3.3 TRAFFIC STANDARDS

Traffic conditions on local streets and regional transportation facilities are a major factor of the quality of life for San Ramon residents. The City has actively promoted the maintenance of desirable levels of traffic service through its General Plan and other policies and programs.

Traffic levels of service (LOS), expressed as letter grades A-F, measure volume-to-capacity ratios to estimate the delay experienced by drivers at intersections. Variation in levels of service indicates variation in a number of factors that affect driving conditions, including speed, travel time, and freedom to maneuver. Levels of service can be used as an indicator of the success of congestion relief measures. These measures may include land use changes, traffic engineering projects or demand management strategies.

San Ramon has established traffic circulation standards, expressed as acceptable levels of service, for the City's street system. These standards form the basis for the City's circulation and land use policies, and are consistent with the standards established under Measure C.

Measure C requires consistency with the following traffic standards for Basic Routes, which are defined as all local roads not designated as Routes of Regional Significance. Refer to Section 3.5 below. Measure C standards are keyed to types of land use, as shown in Table 3.3-1.

Table 3.3-1: Measure C Traffic Standards

Land Use	Level of Service (LOS)	Range of Volume/Capacity Ratios (V/C)
Rural	Low-C	0.70-0.74
Semi-Rural	High-C	0.75-0.79
Suburban	Low-D	0.80-0.84
Urban	High-D	0.85-0.89
Central Business District	Low-E	0.90-0.94

Table 3.3-2 below outlines where the traffic standards in Table 3.3-1 are applied in San Ramon, based upon the City's General Plan land use classifications. The City's traffic standards, expressed in Policies 3.3-B and 3.3-C, exceed Measure C standards. Figure 3-3 illustrates the Measure C Street Classifications as they relate to the San Ramon Planning Area.

SAN RAMON GENERAL PLAN 2020



Figure 3-3
Measure C Street Classification

Table 3.3-2: Correlation Between Land Use and Roadway Classifications

Measure C Land Use Roadway Classification	San Ramon General Plan Land Use Classifications	San Ramon Roadway Classification
Central Business District (CBD)	Office, Thoroughfare Commercial, Commercial Services, Manufacturing/Warehousing, Mixed Use	Arterial
Urban Suburban	Single Family-Low Medium through Multiple-Family Very High, Public/Semipublic, Parks	Collector
Semi-Rural Rural	Rural Conservation, Single Family-Low, Hillside Residential, Open Space	Local

GUIDING POLICY

- 3.3-G-1 Maintain acceptable traffic level of service (equal to or better than Measure C requirements) on City streets and roadways through implementation of Transportation Demand Management (TDM), Growth Management, the Capital Improvement Program and traffic engineering operational measures.

IMPLEMENTING POLICIES

- 3.3-I-1 Strive to maintain traffic level of service (LOS) C or better as the standard at all intersections on streets subject to Measure C (as highlighted in Figure 3-3), with LOS D during no more than three hours of the day (a.m., p.m., and noon peaks).

This policy applies to streets shown in Figure 3-3 and new Basic Routes to be completed in the Dougherty Valley. This standard is not applicable to neighborhood residential intersections.

- 3.3-I-2 Accept LOS D during two-hour peak periods (a.m. and p.m.) with the possibility of intersections at or closely approximating the limits of LOS D (Volume/Capacity < 0.90), only on arterial routes bordered by non-residential development where improvements to meet the City's standard would be prohibitively costly or disruptive.

The City shall design roadway improvements and evaluate development proposals based on the above traffic standards, and as identified in traffic impact studies.

- 3.3-I-3 Require traffic impact studies for all proposed new development projected to generate 50 or more peak hour vehicle trips.
- 3.3-I-4 Proposed development expected to generate 50 or more peak hour vehicle trips will not be approved, unless it can be shown that its impact can be mitigated and the City's traffic and circulation standards can be maintained. As required by Measure C, the City also will not approve any proposed development expected to generate over 100 peak hour vehicle trips, unless "Findings of Consistency" can be made. Such Findings will be based on the project's ability to maintain Measure C traffic and circulation standards, in conjunction with anticipated City-initiated capital

improvements. Identify and implement circulation improvements on the basis of detailed traffic studies.

Improvements may include intersection approach lane expansion, related channelization improvements and traffic signal installations.

- 3.3-I-5 Support regional and local neighborhood transit options to reduce the use of the automobile and maintain acceptable traffic levels of service.

Transit options include expansion of existing CCCTA bus lines and local neighborhood-level bus service with small multi-passenger vehicles for both school and non-school use. These alternatives, in conjunction with TSM measures, will assist in maintaining acceptable levels of service in San Ramon as well as the greater Tri-Valley Region.

- 3.3-I-6 Develop and implement, in cooperation with the Contra Costa Transportation Authority, Findings of Special Circumstances for any intersection on Basic Routes that does not meet the City's traffic and circulation standards.

San Ramon, in cooperation with the Contra Costa Transportation Authority, shall adopt Findings of Special Circumstances for any Basic Route intersection that exceeds the City's level of service standards. There is currently no intersection that exceeds the adopted standards. If this situation changes, such Findings will permit San Ramon to be in compliance with Measure C, and to establish alternative standards and programs to reduce congestion for approval by the Contra Costa

Transportation Authority, consistent with guidelines published by the Authority.

3.4 TRANSPORTATION SYSTEMS MANAGEMENT

Transportation Systems Management (TSM) refers to measures designed to reduce auto traffic in order to improve air quality and reduce traffic congestion. These measures include public transit, telecommuting, compressed work weeks, carpooling and vanpooling, walking, bicycling and incentives to increase the use of these alternatives. TSM has become increasingly important in maintaining acceptable traffic levels of service in the Tri-Valley and elsewhere in the Bay Area.

The City recognizes the need to reduce the use of single-occupant vehicles to achieve levels of service and regional air quality improvements. To meet these objectives, San Ramon will maintain its TSM Program to reflect regional air quality and congestion management standards.

GUIDING POLICY

- 3.4-G-1 Utilize Transportation Systems Management (TSM) to reduce total vehicle trips on San Ramon streets, and to contribute to regional air quality improvement and effective growth management.

IMPLEMENTING POLICIES

- 3.4-I-1 Continue to implement the City's TSM Program to reduce trip generation.

The most congested areas are in the Crow Canyon and Bishop Ranch subareas, where employment is most concentrated. The City's TSM Program encourages major employment sites to attain vehicle ridership goals consistent with Bay Area Air Quality Management District (BAAQMD) goals and incorporates a regular monitoring program (annual employer surveys/driveway counts) to assess their progress.

- 3.4-I-2 Work with other jurisdictions and agencies to coordinate the City's TSM Program with regional TSM activities.

Regional coordination plays an important role in TSM. San Ramon combines its resources with other jurisdictions and agencies, such as the Southwest Area Transportation Committee and the Tri-Valley Transportation Council, to promote TSM goals and objectives by providing publications and locally-sponsored events, such as marketing handbooks and training classes. In addition, annual statewide events such as California Rideshare Week require coordinated promotional efforts by local jurisdictions to ensure their success.

- 3.4-I-3 Cooperate with service providers and other jurisdictions to promote local and regional public transit service.

San Ramon is currently served by one public transit provider: Central Contra Costa Transit Authority (CCCTA). An express route is operated between Bishop Ranch and BART for Bishop Ranch employees

and other commuters to the City. When higher employment and residential densities are reached, public transit will play a larger role in transportation in the area, particularly for commute trips within San Ramon and to and from neighboring cities in the Tri-Valley. The City could also work with large employers in San Ramon to promote transit service.

- 3.4-I-4 Support local feeder transit service to and from current and future regional transit lines.

- 3.4-I-5 Preserve options for future transit use when designing improvements for roadways.

When recommending or requiring new major roadways or modifications to existing major roadways, the City will ensure that transit options are considered, and accommodated where appropriate, to allow for optimal transit route planning.

- 3.4-I-6 Locate future transit uses, such as light rail or BART, in the I-680 right-of-way.

San Ramon, Danville and Contra Costa County have adopted a memorandum of understanding which designates the I-680 right-of-way as the preferred alignment for future rail transit service through the San Ramon Valley for the purpose of serving major employment centers. The CCTA 2020 Countywide Transportation Plan proposes HOV and auxiliary lanes for this corridor in San Ramon.

- 3.4-I-7 Improve and expand the bicycle routing system in San Ramon.

Currently, almost a quarter of the residents who work in San Ramon live within five miles of their offices. A comprehensive bicycle lane system would allow them the option of using bicycles rather than cars to commute to work.

3.5 REGIONAL COOPERATION

Issues regarding traffic circulation and congestion within a city are both local and regional concerns. Traditionally, regulating policies and mitigation measures have been designed and implemented solely at the local level. If workable solutions are to be formulated and implemented, a more regional view must prevail. It is the City of San Ramon's goal to actively cooperate with neighboring jurisdictions to reduce transportation congestion by participating in region-wide planning efforts, as exemplified by the Southwest Area Transportation Committee (SWAT) and the Tri-Valley Transportation Council (TVTC), and by encouraging public input through the San Ramon Transportation Advisory Committee.

Measure C requires the preparation of Action Plans, the purpose of which is the development of measures and programs to mitigate regional traffic impacts. These plans are intended to focus on Regional Routes of Significance, characterized as facilities that:

- are state highways, freeways or freeway interchanges,
- carry a significant amount of traffic originating or destined out of San Ramon (e.g., Crow Canyon Road),
- pass through three or more jurisdictions (e.g., San Ramon Valley Boulevard),

- connect to Alameda County jurisdictions (e.g., Village Parkway), and/or
- serve a major regional employment or activity center.

Figure 3-4 illustrates the Routes of Regional Significance in the San Ramon Planning Area. San Ramon will actively cooperate with other local jurisdictions, the regional transportation committees, and the Contra Costa Transportation Authority to develop and implement programs that effectively reduce congestion on the regional transportation network.

GUIDING POLICY

3.5-G-1 Participate in cooperative and multi-jurisdictional transportation planning for the maintenance of regional mobility and air quality standards as required by the Measure C Growth Management Program and the Contra Costa Congestion Management Plan (CMP).

IMPLEMENTING POLICIES

3.5-I-1 Continue to develop and implement action plans for routes of regional significance, in cooperation with the Southwest Area Transportation Committee (SWAT) and the Contra Costa Transportation Authority (CCTA).

3.5-I-2 Continue to implement the Tri-Valley Transportation Plan through participation in the Tri-Valley Transportation Council (TVTC).

3.5-I-3

San Ramon General Plan 2020

2.2.1. The City of San Ramon is committed to providing a high quality of life for its residents. This includes providing a safe and healthy environment for its residents.

2.2.2. The City of San Ramon is committed to providing a high quality of life for its residents. This includes providing a safe and healthy environment for its residents.

2.2.3. The City of San Ramon is committed to providing a high quality of life for its residents. This includes providing a safe and healthy environment for its residents.

2.2.4. JOB AND HOUSING OPPORTUNITIES

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GUIDING POLICY

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2.2.3. ECONOMIC POLICY

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4

Land Use

This element of the General Plan constitutes the framework for land use planning in the City of San Ramon to the year 2020. To provide a context, the evolution of the City is described and land use in the City's nine planning subareas is summarized. The guiding principles of the land use framework, the General Plan Diagram, the land use classification system, and the buildout of this Plan to the year 2020 are then presented. The heart of the element is the guiding and implementing policies which are intended to set the land use framework into motion and guide development for the next 20 years.

4.1 EVOLUTION OF THE CITY

In the early 1800s, land in present-day San Ramon was part of the Mission San Jose, and was used primarily for cattle and sheep grazing. American settlers came to the area in the 1850s and during the next two decades, ranchers west of San Ramon Valley Boulevard built the homes that now are the only visible evidence of San Ramon's early years. With the arrival of the Southern Pacific Railroad tracks in 1891, San Ramon became the permanent name of the prosperous village at the end of the branch line. Little changed in the San Ramon Valley between 1890 and 1950. In 1958 the Contra Costa County General Plan largely determined the community's future form when it designated 464 acres as "controlled manufacturing." These acres ultimately became the Bishop Ranch Business Park.

Growth in the 1960s was facilitated by the extension of Interstate 580 through the Livermore Valley and I-680 from Walnut Creek to I-580. In the 1970s, the arrival of Beckman, Toyota, Chevron, and Pacific Bell at Bishop Ranch transformed the I-680 corridor into the high-prestige alternative location to San Francisco and Oakland that it is today. Approximately 8.0 million square feet of office space now exist in Bishop Ranch with an additional 16 million square feet of office space located elsewhere along I-680 corridor between Concord and Pleasanton. During the 1980s and 1990s, residential construction continued in tandem with office construction, along with the addition of new shopping centers throughout the City. Today San Ramon offers a full complement of jobs, housing, and community services and facilities.

Since the last General Plan was adopted in 1995, San Ramon has continued to grow at a healthy pace, with population increasing by 15 percent and jobs by 25 percent, both well above the countywide averages of 9 percent and 17 percent respectively.¹ As development has extended to the City limits, San Ramon accommodated further growth by annexing new areas, such as Henry and Thomas Ranches in the Westside, and a portion of Gale Ranch in Dougherty Valley. Eventually, the remaining unincorporated portions of Dougherty Valley will also be added to the list of these new areas. With little vacant land remaining for new development within the City limits, San Ramon essentially has two options in accommodating any future growth over the next 20 years: further annexation and intensification within the built City.

¹ Association of Bay Area Governments (ABAG), 2000.

4.2 PLANNING SUBAREAS IN SAN RAMON

San Ramon is divided into nine planning subareas, as shown in Figure 4-1. Although all subareas include a variety of land uses, each is generally dominated by one use type that defines its own identity. The following includes a brief description of each subarea and a look at how land use is distributed across these subareas.

Table 4.2-1: Planning Subareas by Size

<i>Planning Subarea</i>	<i>Acres</i>	<i>Proportion of Planning Area¹</i>
Bishop Ranch	645	2.7
Bollinger Canyon	2,975	12.4
Crow Canyon	610	2.5
Dougherty Hills	1,685	7.0
Dougherty Valley	6,555	27.3
Southern San Ramon	2,180	9.1
Tassajara Valley	4,380	18.2
Twin Creeks	1,495	6.2
Westside	3,490	14.5
Total	24,015	100.0

¹Due to independent rounding, detail may not sum to total.

BISHOP RANCH

The Bishop Ranch subarea has established San Ramon as one of the major employment centers of the San Francisco Bay Area. Office, manufacturing and warehouse, retail, and commercial services uses total about 6.4 million square feet of floor space. This area accounts for roughly 50 percent of the non-residential floor space in the City and provides nearly 25,000 jobs. Since 1995, more than 2 million square feet of

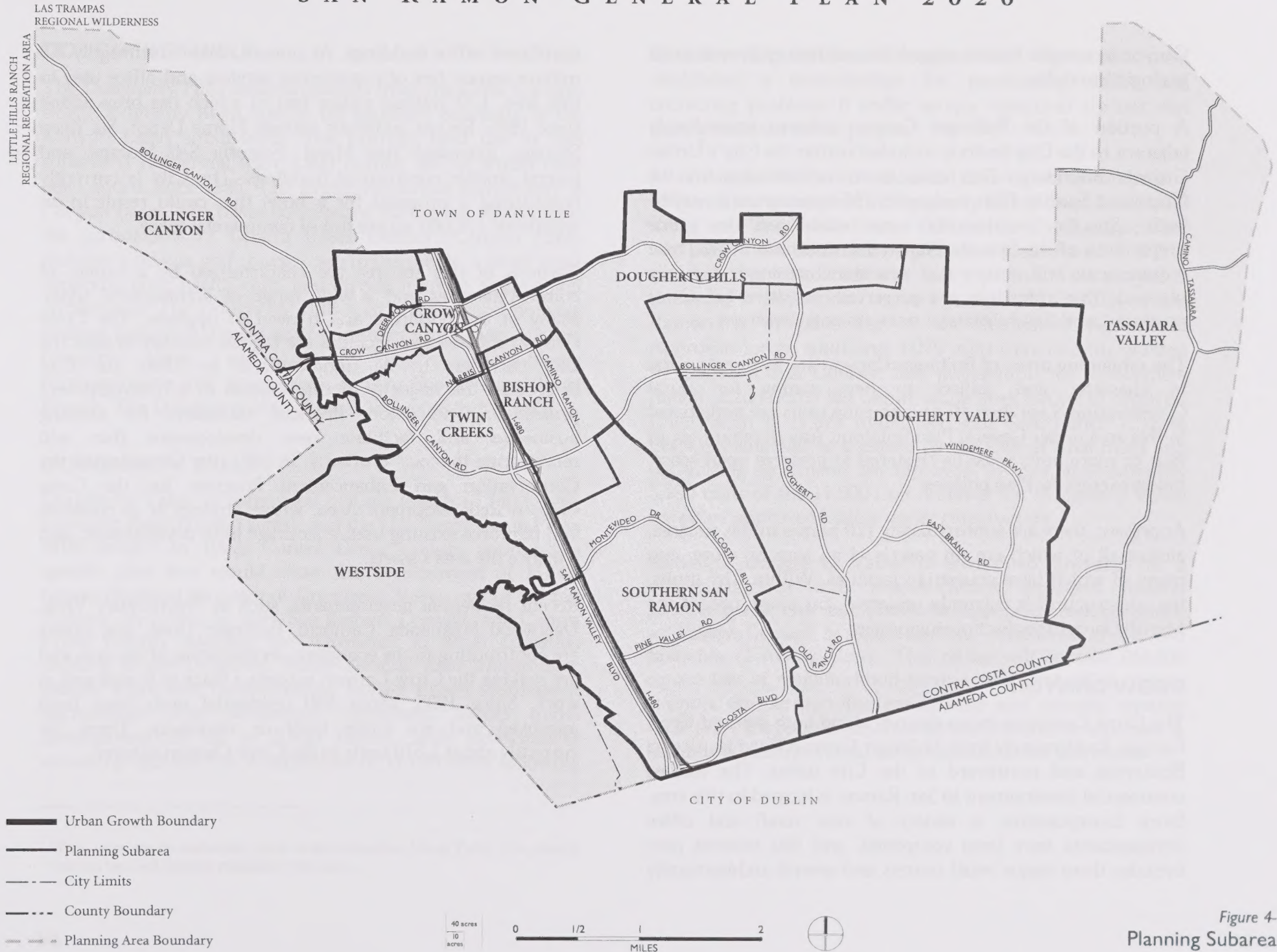
space has been added in Bishop Ranch. While the majority of this additional space reflects office development (approximately 1.7 million square feet), about 346,000 square feet was retail/commercial space, most of which is associated with the Shops at Bishop Ranch. An additional 728,000 square feet of office space, part of the Bishop Ranch 1 project, is currently under construction.

The Central Park, San Ramon Community Center, Iron Horse Middle School, and the San Ramon Public Library have been added to the Bishop Ranch subarea since the City was incorporated in July 1983. These facilities provide a central focus for the San Ramon community. A City Center for San Ramon in the form of primarily civic and cultural facilities—along with smaller restaurants, cafes, and retail establishments—and an outdoor public plaza is envisioned on an 11-acre parcel at the northeast corner of the intersection of Bollinger Canyon Road and Camino Ramon, adjacent to the Iron Horse Trail, Central Park and Community Center. In addition, a 7.5-acre parcel, located across the street that was dedicated to the City as a result of Bishop Ranch 1 approvals, will be incorporated into City Center resulting in a vital and cohesive development spanning Bollinger Canyon Road.

BOLLINGER CANYON

The Bollinger Canyon subarea follows both sides of Bollinger Canyon Road north from Crow Canyon Road and terminates about 4.5 miles to the northwest, within Las Trampas Regional Wilderness boundaries. Bollinger Canyon is almost entirely outside City limits but within the City's Sphere of Influence. Bollinger Canyon Road is paralleled on both sides by steep slopes and high ridges along its length. Bollinger

SAN RAMON GENERAL PLAN 2020



Canyon is notable for its rugged natural beauty as well as its geologic instability.

A portion of the Bollinger Canyon subarea immediately adjacent to the City limits is included within the City's Urban Growth Boundary. This area is to be included in the Northwest Specific Plan, and up to 755 housing units may be built. Specific requirements are established to guide preparation of the Specific Plan (refer to Section 4.7). These requirements will ensure that new development is carefully planned, that ridgelines are preserved, sensitive habitat is protected, and that substantial open space is preserved.

The remaining areas of Bollinger Canyon are to remain rural in character and subject to new zoning for Rural Conservation. Less than 40 new housing units are anticipated in this area under General Plan buildout. Any development of four or more units must be clustered to preserve open space, unless exempt by Plan policies.

At present, there are approximately 120 homes in this subarea, almost all of which are on parcels of an acre or more, and many of which have equestrian facilities. Within City limits, the construction is currently underway on phase two of the Merrill Gardens senior housing project.

CROW CANYON

The Crow Canyon subarea extends along both sides of Crow Canyon Road easterly from Bollinger Canyon Road to Alcosta Boulevard and northward to the City limits. The earliest commercial development in San Ramon is located in this area. Since incorporation, a variety of new retail and office developments have been completed, and this subarea now includes three major retail centers and several architecturally

significant office buildings. At present, there are roughly 4.9 million square feet of commercial services and office uses in this area, 1.37 million square feet of which has been added since 1995. Recent additions include Home Depot, Saf Keep Storage, Extended Stay Hotel, Fostoria Self Storage, and several smaller commercial buildings. The City is currently considering a proposal for a hotel that could result in an additional 128,000 square feet of commercial space.

Portions of this subarea are characterized by a variety of commercial uses and a wide range of architectural styles. Many of the buildings are in need of upgrade. The Crow Canyon subarea also includes the highest number of sites the City considers to be underutilized. In 1986, the City designated the majority of this subarea as a redevelopment project area to create financial incentives for existing businesses and facilitate new development that will reinvigorate the local economy. In 1991, the City adopted the Conservation and Enhancement Program for the Crow Canyon Redevelopment Area, whose strategy is to conserve and reinforce existing uses, encourage infill development, and enhance the area's assets.

Recent residential developments, such as Promontory View, Deerwood Highlands, Cambrio, Bollinger Crest, and others are contributing to the economic revitalization of the area and are making the Crow Canyon subarea a place to live as well as work. Since 1995, about 850 residential units have been approved and are either built or underway. There are currently about 1,570 units in the Crow Canyon subarea.

DOUGHERTY HILLS

The Dougherty Hills subarea extends from the Crow Canyon Road/Dougherty Road area to the southern boundary of the Canyon Lakes subdivision. The primary land use in this subarea is residential with 4,800 homes, 960 of which have been added since 1995. The largest residential community is Canyon Lakes, which was constructed during the 1980s under the jurisdiction of Contra Costa County. Canyon Lakes includes a private golf course open to the public, a small retail shopping area, health club, and diverse housing designs and architecture. The Dougherty Hills area offers diverse housing choices, including single-family homes on smaller lots, such as Country View, and higher density multi-family condominiums and apartments, such as Foothills and West Branch. The Dougherty Hills subarea is essentially built out.

DOUGHERTY VALLEY

Dougherty Valley is comprised of Gale Ranch (2,740 acres), Gumpert Ranch (2,360 acres), and the U.S. Army Camp Parks (910 acres).² In 1992, Contra Costa County approved a specific plan that would allow the development of 11,000 homes clustered throughout Dougherty Valley east of the San Ramon City limits. In 1994, San Ramon, Danville, and Contra Costa County adopted the *Agreement to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report* (Settlement Agreement). The Settlement Agreement allows initial development of up to 8,500 homes, with development exceeding this limit to a maximum of 11,000 units following

further traffic analysis. The Settlement Agreement itself establishes a methodology for monitoring traffic and correcting problems if traffic service objectives are not met during buildout of the project.

As of August 2000, two residential developments comprising 590 units were complete in Dougherty Valley: Bent Creek (450 units) and Old Ranch Estates (135 units). These projects are not part of the Settlement Agreement. Gale Ranch I (1,215 units) is the first Dougherty Valley project. This project is underway with portions recently annexed by the City of San Ramon as provided for in the Settlement Agreement. Approvals for an additional 4,070 units were recently granted by Contra Costa County. Site preparation for Windemere Ranch (2,250 units) has begun, while work has yet to begin on Gale Ranch II (1,825 units). As with Gale Ranch I, these developments will be annexed by the City as final maps and tax sharing agreements are approved. In total, approximately 5,290 units of the 11,000 unit buildout for Dougherty Valley are either approved and/or under construction.

Although Dougherty Valley is envisioned primarily as a residential area with neighborhoods organized around schools, parks, civic and public facilities, and creek corridors, a "Village Center" is planned at the confluence of the two branches of Alamo Creek. This center will contain 745,000 square feet of neighborhood-serving retail and office uses to support the surrounding community and provide another focal point for recreation, entertainment and civic activities. A community college is also being considered for this center.

² While there are no immediate plans to decommission Camp Parks, it is possible that this land will become available in the future.

San Ramon considers the preservation of major ridgelines and open space corridors, which form the boundaries of the Valley, and the preservation and enhancement of the Valley's creeks as primary objectives of its future development. At buildout, Dougherty Valley will include approximately 2,400 acres of open space and up to 260 acres of parkland.

SOUTHERN SAN RAMON

The City's initial residential development began during the mid-1960s in the Southern San Ramon subarea. During the 1970s and the early 1980s, neighborhoods spread northward to Montevideo Drive from the County line. Today, with approximately 7,280 residences, Southern San Ramon is a model suburban community of primarily single-family homes on parcels of 6,500 to 10,000 square feet that feature mature landscaping. Recreational facilities in the subarea include Athan Downs and Boone Acres parks, Royal Vista Golf Course, senior center, aquatics facility at California High School, five joint-use playgrounds at Pine Valley Intermediate School, and four elementary schools. The Iron Horse Trail provides Southern San Ramon residents with bicycle and pedestrian access to the Bishop Ranch Business Park as well as to the proposed City Center area.

Since 1995, approximately 410 residential units have been built, including such projects as Easthampton, Ponderosa Village, Villa San Ramon, and Country Faire. Non-residential development since 1995, including Country Club Village, Country Faire, and All Aboard Mini-Storage, totals 186,000 square feet.

TWIN CREEKS

Development in the Twin Creeks subarea began in 1969 and spread southward from Crow Canyon Road. Starting in the late 1970s, new homes have been built in successive stages moving south and southwest of Norris Canyon Road. For the most part, the Twin Creeks subarea is fully developed.

Residential neighborhoods in the Twin Creeks subarea are well established and attractive, yet diverse with respect to type of housing, densities and lot sizes. There are approximately 3,060 dwelling units, of which 77 percent are detached single-family homes on lots ranging from 5,000 to 10,000 square feet. The remaining 23 percent is comprised of townhouses, condominiums and apartments. Two new neighborhood parks—Alta Mesa and San Catanio Creek (the Woodlot)—are scheduled for completion by 2001 and 2003 respectively. Since 1995, the only residential activity within the Twin Creeks subarea was associated with the Thomas Ranch project with 140 single-family homes. With respect to commercial development, Twin Creeks added approximately 38,800 square feet of space associated with Applebee's, Bollinger Crossing, and Homestead Village projects.

WESTSIDE

The Westside subarea encompasses 3,300 acres of largely unincorporated open hillsides bounded by Norris Canyon Road on the north and San Ramon Valley Boulevard to the east, and by the Contra Costa/Alameda County line to the south and the west. This subarea slopes upward to the west in a series of hills and ridges to the highest ridgeline at the County line. This ridgeline frames the western side of the City.

In 1989, the City adopted a specific plan for the Westside, which was updated in 1997. The Westside Specific Plan encompasses three discrete areas: the area immediately adjacent to San Ramon Valley Boulevard, the area south of Norris Canyon Road, and the remaining open space. The area along San Ramon Valley Boulevard is designated primarily for residential development, with a neighborhood shopping center (Gateway Centre) at the corner of Alcosta and San Ramon Valley Boulevards. In all, approximately 1,295 units were included in the Westside Specific Plan. In 1995, there were approximately 350 units in the Westside. Since that time, about 260 units have been approved by the City. In addition, development of the Wiedemann Ranch south of Norris Canyon Road has been approved by Contra Costa County, and the area will ultimately consist of about 370 large lot homes. The balance of the site is to be maintained as open space, with recreational and fire trails connecting the open space and the developed areas. A limited amount of development (1 dwelling unit per 200 acres) will be permitted off existing roads. In total, about 980 units have been approved and/or built in the specific plan area.

TASSAJARA VALLEY

The Tassajara Valley is San Ramon's newest planning subarea. This valley comprises approximately 4,900 acres and is located in an unincorporated part of south central Contra Costa County, southeast of the Town of Danville and east of the City of San Ramon. Currently, much of the land in the Valley is in agricultural use, such as spring pasture and livestock grazing, with a few orchards, small horse ranches, and five-acre ranchettes. Residential development is limited to approximately 220 rural residential units, most of which are

clustered along Camino Tassajara and side roads. The majority of the land area is in private ownership.

In 1997, the Tassajara Valley Property Owners Association (TVPOA), representing 18 landowners controlling about 2,140 acres, made a major development proposal for the Valley, calling for creation of a mixed-use community encompassing 4,490 acres. At buildout, the development would have included 5,950 dwelling units, 300,000 square feet of commercial/office space and 2,645 acres for parks and open space.³ The processing of the project ceased, however, when Contra Costa County declared its intent to update its own General Plan and evaluate whether the Tassajara Valley should be inside or outside the County's Urban Limit Line (ULL). In July 2000, the County approved a ULL that excludes the Tassajara Valley from development until at least 2010, the planning horizon of the current County General Plan.

The addition of the Tassajara Valley to the San Ramon Planning Area allows the City to plan for the area under this General Plan. The City does not propose any development in Tassajara Valley.

4.3 MAGNITUDE AND DISTRIBUTION OF EXISTING USES

The land use pattern in San Ramon is reflective of the City's history as a local- and region-serving suburban office center with surrounding residential neighborhoods and supporting businesses and services. The City's commercial focus remains

³ Contra Costa County. Draft Environmental Impact Report for the Tassajara Project. March 1997.

the suburban-scaled, campus-style office developments of Bishop Ranch, anchored to the north and south by the commercial services and retail activities at the I-680 interchanges with Crow Canyon Road and Bollinger Canyon Road.

Residential development in San Ramon is generally suburban with a loop-style network of curving streets and cul-de-sacs. Higher density residential neighborhoods are generally located close to commercial uses along arterial streets. As a result, San Ramon is largely comprised of auto-oriented single-use areas. No traditional “grid iron” commercial area exists.

As part of the General Plan preparation process, an existing land use database for the City was prepared and a land use analysis performed. Of the approximately 6,700 acres within the existing City Limits, housing accounts for 48 percent of the land area, while commercial services, retail, offices, and mixed uses comprise about 18 percent of the land area, as shown in Figure 4-2 on this page. It is interesting to note that parks and open space, combined with civic and institutional uses—shown as “Other” in Figure 4-2—account for almost as much of the land area in San Ramon as single family housing at 34 percent. These uses have had the most impact on defining San Ramon’s urban form, providing a sense of openness, particularly on the Westside where undeveloped hills rise to more than 1,400 feet in elevation. Existing land use beyond the City Limits (in the Westside, Bollinger Canyon, and Tassajara Valley planning subareas) is comprised mostly of agricultural and open space lands, as well as rural residential.

4.4 GENERAL PLAN DIAGRAM AND USE CLASSIFICATIONS

GENERAL PLAN LAND USE FRAMEWORK

General Plan Diagram

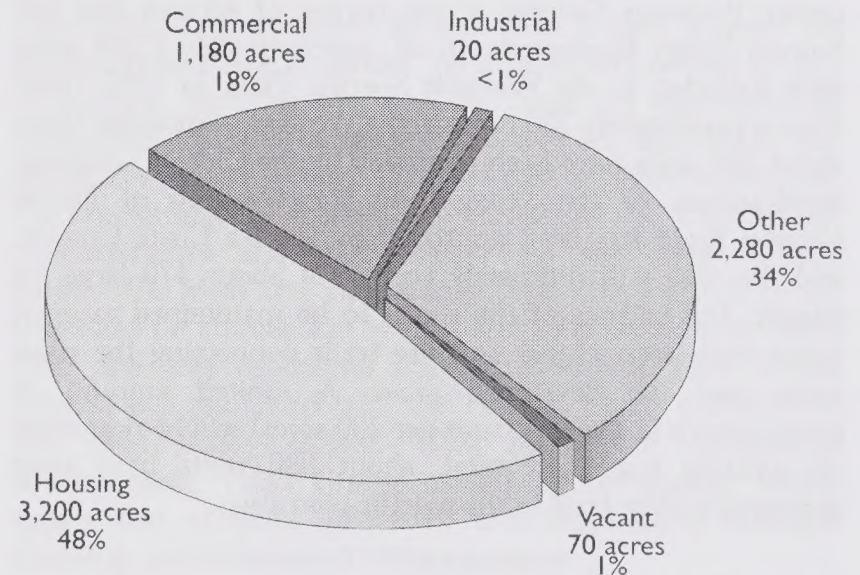


Figure 4-2
Citywide Land Use in San Ramon
(Within Existing City Limits)

The land use framework of the General Plan is illustrated in the General Plan Diagram—located in back of the Plan—which is a graphic representation of the themes and policies in the Plan. The General Plan Diagram designates the proposed general location, distribution, and extent of land uses through

buildout, which is expected by about 2020. As required by State law, land use classifications, shown as color/graphic patterns, letter designations, or labels on the Diagram, specify a range for housing density and building intensity for each type of designated land use. These density/intensity standards allow circulation and public facility needs to be determined. They also reflect the environmental carrying-capacity limitations established by other elements of the General Plan.

The Diagram is to be used and interpreted only in conjunction with the text and other figures contained in the General Plan. The legend of the General Plan Diagram abbreviates the land use classifications described below, which represent an adopted part of the General Plan.

The General Plan is not parcel-specific, and uses on sites less than one acre in size are generally not depicted on the Diagram. The interpretation of consistency with the General Plan on sites less than one acre in size will be done through the General Plan/Zoning Ordinance consistency matrix; see Table 4.4.

Land Use Framework Guiding Principles

The General Plan Diagram embodies several land use ideas and principles. These include:

- *Urban Growth Boundary.* The General Plan delineates an Urban Growth Boundary (UGB), in direct response to Measure G, to preserve open space and discourage urban sprawl. The UGB timing is 20 years with voter review in the year 2010.
- *Compact Urban Form.* All growth is located within the UGB and urban densities are increased to achieve growth

targets while ensuring efficient provision of services and UGB containment.

- *Mixed Use Centers.* Existing retail shopping centers are designated mixed use to provide opportunities for office, service, and housing development in these key locations.
- *Hillside, Ridgeline, and Natural Features Protection.* New urban and rural residential designations mandate hillside, ridgeline, and natural features protection and require high open space preservation. Clustering is permitted as a means of protecting these resources.
- *Workforce Housing.* While the General Plan provides for a full range of housing types, affordability remains a major concern that is addressed by higher density residential and mixed use designations that will yield smaller, more affordable units.
- *Specific Plan Areas.* Three new specific plan areas are established to focus study on how best to implement the smart growth mandate of Measure G in light of a range of land use issues specific to these areas. Plan policies provide specific direction for these detailed plans.

Urban Growth Boundary (UGB)

Establishment of an Urban Growth Boundary (UGB) reflects one of the most significant aspects of the new General Plan. The UGB concept responds specifically to Measure G, which also states that smart growth should be pursued within the UGB in order to discourage urban sprawl and preserve open space.

The primary purpose of the UGB is to limit the extent to which urban development and services are provided for a specific period of time. Land beyond the UGB will remain

rural in nature. The UGB serves other purposes as well, such as protecting visible hillsides and ridgelines from development, protecting significant natural resources, preserving open space, encouraging infill development and workforce housing, and encouraging efficient provision of municipal services such as sewer and water.

DENSITY/INTENSITY STANDARDS

The General Plan establishes density/intensity standards for each land use classification. In the residential designations, residential density is expressed as housing units per net acre, exclusive of public streets and other rights-of-way, drainage easements, public uses and undevelopable land (slopes over 20 percent and land subject to the Resource Conservation Overlay District).

For non-residential uses, a maximum permitted ratio of gross floor area to net site area (FAR) is specified. FAR is a broad measure of building bulk that controls both visual prominence and traffic generation, and is calculated exclusive of area devoted to parking. It can be clearly translated to a limit on building bulk in the Zoning Ordinance and is independent of the use occupying the building. No averaging is permitted such that the maximum FAR would be exceeded on any individual site. The Zoning Ordinance can provide specific exceptions to the FAR limitations for uses with low employment densities, or it can provide for bonuses in FAR in return for the provision of amenities for public benefit, such as workforce housing units. In addition to density/intensity standards, some land use classifications also stipulate allowable building types, such as single-family residential.

The density/intensity standards do not imply that development projects will be approved at the maximum density or intensity specified for each use. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges.

CLASSIFICATION SYSTEM

The classifications in this section are meant to be broad enough to give the City flexibility in implementing City policy, but clear enough to provide sufficient direction to carry out the General Plan. The City's Zoning Ordinance contains more detailed provisions and standards. More than one zoning district may be consistent with a single General Plan land use classification (see the General Plan/Zoning Ordinance consistency matrix in Table 4.4).

Residential

Seven residential land use classifications are established to provide for development of a full range of housing types (a mixed use classification permitting residential uses is described later in this section). Three of these classifications are new. Densities are stated as the number of housing units per net acre of developable land, excluding areas subject to geological, physical, and environmental constraints, and areas dedicated to public streets. Development is required within the density range (both maximum and minimum) as stipulated. Development standards established in the Zoning Ordinance and in Ordinance 197 (Resource Conservation Overlay District) may limit attainment of maximum densities.

Second units permitted by local regulation and State-mandated density bonuses for provision of workforce housing are in addition to densities otherwise permitted.

Assumed average densities listed are used to calculate probable housing unit and population holding capacity. Neither the averages nor the totals constitute General Plan policy.

- *Rural Conservation.* This new designation provides for rural single-family residential development of up to 1 unit/5 gross developable acres in unserviced areas with clustering encouraged to permit suitable development sites at less than 20 percent slope and to achieve an open space preservation target of 90 percent. The Resource Conservation Overlay District sets additional requirements, as outlined in the Open Space and Conservation Element, and a Natural Communities Conservation Plan is required where sensitive habitat might be affected.
- *Hillside Residential.* This new designation provides for single-family residential development of up to 2 units per acre in serviced areas, subject to the requirements of the Resource Conservation Overlay District, where applicable, with clustering required to permit suitable development sites on less than 20 percent slope and to achieve an open space preservation target of 70 percent.
- *Single Family Residential-Low Density.* Single-family residential development at densities of between 0.2-3 units per acre. Typical lot sizes range from 10,000 to 15,000 square feet. This designation reflects existing low density neighborhoods, such as *Twin Creeks Hills* and *Royal Ridge*.
- *Single Family Residential-Low Medium Density.* Single-family residential development at densities of between 3-6 units per acre with a maximum lot size of 7,260 square feet. *The Oaks* in the Westside is an example of this designation.

- *Single Family-Medium Density.* Single-family residential development at densities of between 6-14 units per acre with typical lot sizes of approximately 3,500 square feet and including detached units, zero lot line units, garden patio homes, and townhomes. New residential development in *Country Faire* is typical of this designation.
- *Multiple Family-High Density.* Multiple-family residential development at densities of between 14-30 units per acre. Such development should reflect high quality design with integrated open space and recreational and/or cultural amenities, and opportunities for workforce housing. Structure parking would be necessary at the higher end of the range. Promontory View in the Crow Canyon Redevelopment area is an example of this designation.
- *Multiple Family-Very High Density.* This new designation provides for the highest density multiple-family residential development at densities of between 30-50 units per acre. Such development units should reflect high quality design with integrated open space and recreational and/or cultural amenities, and opportunities for workforce housing. Structure parking would be necessary.

Non-Residential

Ten non-residential land use classifications are established to provide for development of employment and other uses in San Ramon. The development intensity of these uses is expressed as a range of the gross floor area to the net site area (FAR), and development is required within the FAR range (both maximum and minimum) as stipulated. Development standards established in the Zoning Ordinance may limit attainment of maximum FAR.

- *Office.* Business, professional, and public offices at intensities of up to 0.45 FAR, including retail uses and restaurants in mixed use buildings and supporting commercial services at appropriate locations.
- *Retail Shopping.* Includes sites for retail shopping and services at intensities of up to 0.35 FAR, including restaurants, commercial recreation facilities, and personal, business and financial services.
- *Thoroughfare Commercial.* Travel-oriented commercial uses at intensities of up to 0.50 FAR, including hotels, motels, service stations, restaurants, etc., located on major arterial streets and intersections.
- *Commercial Service.* Includes sites for automotive sales and services, building materials, warehousing, storage, etc., at intensities of up to 0.50 FAR.
- *Mixed Use.* Integrated mix of non-residential uses—retail, service, office—and residential uses at intensities of up to 0.70 FAR, to be divided equally between residential and non-residential uses. Such development should reflect high quality design with integrated open space and recreational and/or cultural amenities, and opportunities for workforce housing. Structure parking may be necessary. Additional FAR may be allowed for projects that provide more than the required 25 percent of total units as workforce housing.
- *Manufacturing/Warehousing.* General and low-intensity industrial uses at intensities of up to 0.50 FAR, including manufacturing, warehousing, distribution, research and development, etc., and supportive commercial services. Offices may be allowed as a secondary use.
- *Commercial Recreation.* Golf courses, sports and fitness clubs, horse stables, and amusement parks at intensities of up to 0.35 FAR.

- *Public and Semipublic.* Schools, hospitals and related medical offices, religious institutions, utilities, and quasi-public uses at intensities of up to 0.35 FAR.
- *Parks.* Public and private recreation sites and facilities at intensities of up to 0.10 FAR.
- *Open Space.* Land protected from development and primarily held in its natural vegetative state, with some land privately owned and used for agricultural purposes. Where the site also is subject to the Resource Conservation Overlay District (RCOD), creek and ridgeline protection standards apply. The maximum FAR for non-residential structures is 0.10, and the residential density is limited to 1 unit per 20 acres, which may be reduced with clustering.

San Ramon will implement many General Plan policies through the City's Zoning Ordinance. Zoning must be consistent with the General Plan if the City's land use, housing, and open space policies are to be realized. A fundamental link between the General Plan and zoning is land use/zoning consistency. Table 4.4-1 shows how zoning districts in San Ramon are consistent with the land use designations of this General Plan. In some areas, new zoning districts are needed (shown in *italics*). In others, the existing zoning will need to be amended (*), as prescribed by the implementing policies in this Plan.

Table 4.4-1: Consistency Between the General Plan and the Zoning Ordinance

<i>General Plan Land Use Designations</i>	<i>Consistent Base Zoning Districts</i>
Residential	
Rural Conservation	<u>RC</u>
Hillside Residential	<u>HR</u>
Single Family-Low Density	RE-A, RE-B, RS-12, RS-10
Single Family-Low Medium Density	RS-7, RS-6
Single Family-Medium Density	RS-6, RS-D
Multiple Family-High Density	RM, RMH
Multiple Family-Very High Density	RH, <u>RVH</u>
Office, Commercial, Industrial	
Office	OL*, OA*, M-1, M-2
Retail Shopping	CC
Thoroughfare Commercial	CT
Commercial Services	CS
Manufacturing/Warehousing	IL*, IG, IC
Mixed Use	
Mixed Use	CC*, MU*
Community Facilities /Open Space	
Commercial Recreation	CR, P
Public and Semipublic	PS*, CR, all remaining districts if under 2 acres ¹
Parks	P, all remaining districts if under 2 acres ¹
Open Space	OS -1*, OS-2*, AG*, RC

¹ Public/Semipublic uses and parks facilities on sites of less than 2 acres shall be subject to the regulations of the base and overlay zoning districts.

4.5 GENERAL PLAN BUILDOUT

BUILDOUT

Full development under the General Plan is referred to as “buildout.” It should be noted that when buildout will actually occur is not specified in or anticipated by the Plan, and designation of a site for a certain use does not necessarily mean that the site will be built/redeveloped with the designated use in the next 20 years, the horizon of the Plan.

Development consistent with the General Plan, and resulting from the application of assumed average densities and intensities for the various land use classifications to some 35 opportunity sites, is described in Tables 4.5-1 and 4.5-2.

Residential

Table 4.5-1 tracks the existing, approved/underway/programmed, and additional housing units expected under the General Plan buildout by planning area. As shown, approximately 17,990 units currently exist in the San Ramon Planning Area, with another 12,225 approved, underway, or programmed. The majority of these units—11,000—are associated with the buildout of Dougherty Valley under the terms of the Settlement Agreement. The General Plan will result in 4,065 additional units for a buildout total of 34,280 units.

Non-Residential

Table 4.5-2 tracks the existing, approved/underway/programmed, and additional non-residential floor area expected under the General Plan buildout. As shown, approximately 13.0 million square feet of non-residential floor

underway, or programmed. The additional population accommodated by this General Plan is about 11,100 residents. This reflects an overall annual growth rate of about 3.3 percent over the next 20 years, a slower rate than that experienced by the City over the last 20 years, which was about 4.7 percent. Table 4.5-3 shows the current estimated and projected populations for San Ramon, which is also illustrated graphically in Figure 4-3.

Employment

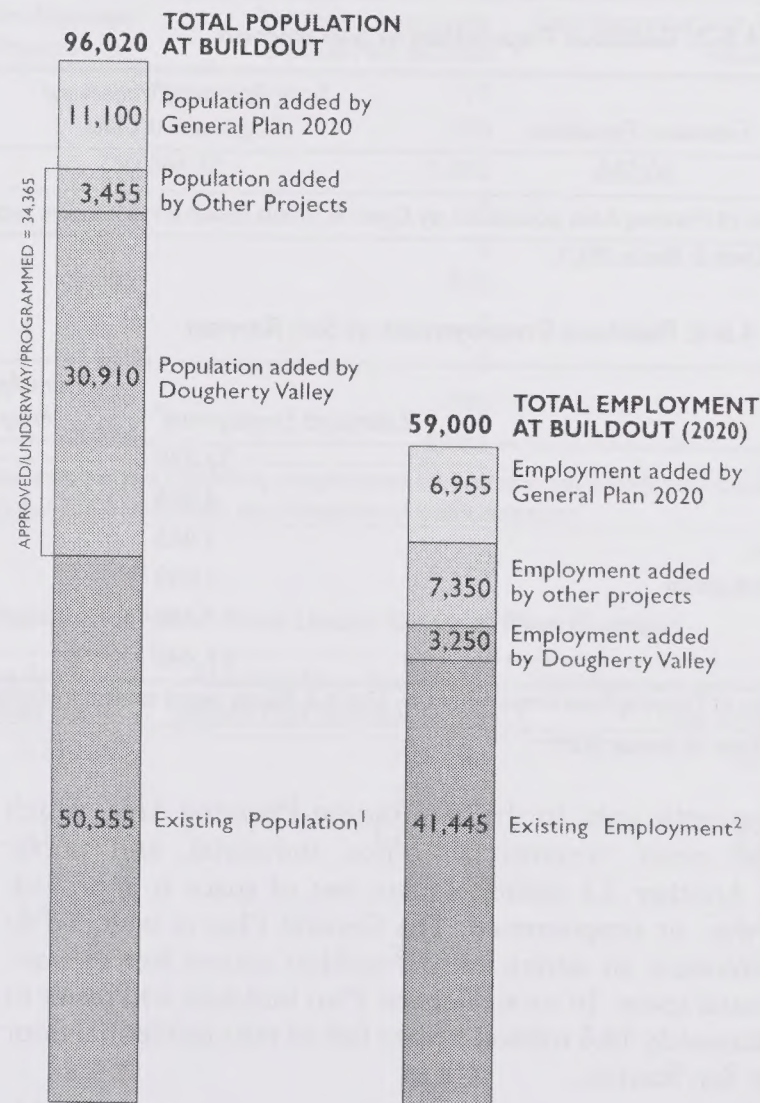
San Ramon will accommodate approximately 59,000 jobs at buildout, an increase of about 42 percent over the current estimated employment of 41,445. As with population, the majority of these new jobs—10,600 or about 60 percent—will result from non-residential development already approved, underway, or programmed. The additional employment accommodated by this General Plan is about 6,955 jobs. This reflects an overall annual growth rate of about 1.8 percent over the next 20 years, a much slower rate than that experienced by the City over the last 20 years, which was about 10.4 percent. Table 4.5-4 shows the current estimated and projected employment for San Ramon, which is also illustrated graphically in Figure 4-3.

JOBS/HOUSING BALANCE

A city's jobs/housing ratio (jobs to employed residents) would be 1:1 if the number of jobs in the city equaled the number of employed residents. In theory, such a balance would eliminate the need for commuting. As shown in Table 4.5-5, the current jobs/housing ratio in San Ramon is 1.55, which means that the number of jobs in the City exceeds the number of employed residents by about 55 percent.

Figure 4-3

Existing and 2020 Population and Employment



¹Planning Area estimate by Dyett & Bhatia based on unit count and average household size in San Ramon as projected by ABAG.

²Planning Area estimate by Dyett & Bhatia based on employee/floor area assumptions.

Buildout under the General Plan will add more population than it will jobs. As a result, the jobs/housing balance will fall to 1.16. It should be noted that it is important to work toward jobs/housing balance not just on a jurisdictional level, but also on a regional or corridor level. From a regional perspective, the jobs/housing balance along the I-680 corridor is projected to be virtually 1:1 in 2020, based on ABAG jobs and employed residents projections for the five I-680 corridor communities. Simply put, a more balanced jobs/housing ratio in San Ramon will contribute to a better balance regionally as well.

Table 4.5-5: Jobs/Housing Balance

	<i>Estimated Employment¹</i>	<i>Buildout</i>
Jobs	41,445	59,000
Employed Residents ²	26,795	50,890
Jobs/Employed Residents	1.55	1.16

¹2000 estimate by Dyett & Bhatia

²Assumes employed residents at 53 percent of population.

Source: Dyett & Bhatia, 2001.

4.6 LAND USE POLICIES

GUIDING POLICY

- 4.6-G-1 Foster a pattern of development that enhances the existing character of the City, and encourages land use concepts that contribute to the design of the community.

IMPLEMENTING POLICIES

Urban Growth Boundaries

- 4.6-I-1 Establish an ultimate Urban Growth Boundary (UGB) to the year 2020, as shown on the General Plan Diagram, that limits the extent of urban development and services within the San Ramon Planning Area. Amendments to the Urban Growth Boundary require City voter approval.

As called for by Measure G, the UGB represents the ultimate edge of urban development in San Ramon, beyond which development would remain rural in nature and without urban services. This policy is not intended to limit extension of services to existing rural uses, nor deny existing rural property owners the option of requesting annexation.

- 4.6-I-2 Petition the Local Agency Formation Commission (LAFCo) to extend the City's Sphere of Influence (SOI) if the County's Urban Limit Line (ULL) is expanded. Extension of the SOI would include all lands between the City's UGB and the County's revised ULL.

- 4.6-I-3 Provide for a voter review of the Urban Growth Boundary in the year 2010.

The review of the UGB in 2010 is intended to coincide with expiration of the Contra Costa County Urban Limit Line (ULL), which mirrors the planning horizon of the current County Plan, and expiration of Ordinance 197, as adopted in August 1990. The update would be by means of a City voter review to

consider the maintenance or amendment of the UGB and related policy. City voter approval would be required for any amendment to the UGB.

- 4.6-I-4 Allow for minor technical adjustments to the Urban Growth Boundary, to be approved by the City Council with a four-fifths vote, to accommodate contiguous development on developable sites not to exceed 25 acres, only where:

- The site is within the County's Urban Limit Line;
- No prior adjustment has been approved and the contiguous development is not part of a larger project;
- Standards of the Resource Conservation Overlay District will be met, unless there has been voter approval of specific exemptions, consistent with this General Plan; and
- The adjustment is consistent with the Measure G Open Space Action Program and will allow important open space to be preserved (refer to the Open Space Element policies for classification system).

For purposes of this policy, contiguous development must abut existing or approved development, be separated only by a public right-of-way, or be within 1,000 feet of the City limits existing at the time the adjustment is being considered.

- 4.6-I-5 Encourage the annexation of land to the City prior to filing a development application. If annexation prior to development is not feasible, execute a

Memorandum of Understanding (MOU) with Contra Costa County that commits the County to apply City development standards to projects within the City's Urban Growth Boundaries.

To be coordinated with Policy 3.1-I-7 in the Growth Management Element.

Rural Conservation

- 4.6-I-6 Ensure that any residential development in rural conservation areas preserves natural features, sensitive habitat and agricultural resources by establishing new zoning for Rural Conservation areas with standards for resource protection, minimum time periods for mitigation monitoring, and required financial guarantees.

Establishing a strong basis for judging what is "adequate" mitigation will be important. An adequate mitigation program is defined as including, at a minimum, measurable performance criteria directly linked to the objectives for the mitigation program (e.g., the specific natural feature, habitat, or resource to be protected), a system to allow for monitoring and feedback, and requirements for additional corrective measures if the mitigation initially identified proves inadequate. Biologists refer to this approach as "adaptive management." In addition, implementing regulations could be required to include standards for reviewing and approving mitigation programs.

- 4.6-I-7 Require clustering of residential development of four or more units in rural conservation areas subject to appropriate standards, including: habitat,

ridgeline and viewshed protection, size and spacing criteria, and provision of adequate rural services. Allow exemptions from clustering requirements at lower elevations on sites screened from view from the road where larger lot development would not adversely affect sensitive habitat (see Table 4.6-1). Additional standards for cluster development shall include:

- Minimum lot size in cluster (20,000 square feet),
- Minimum setbacks (30 ft. front, 10 ft. side, 35 ft. rear),
- Maximum cluster size (10 units),
- Siting (least visible location),
- Building design and public improvements, and
- Roadway and cluster buffer (100 ft.).

Preserved open space must be retained as part of an unsubdivided open space parcel or in individual open space parcels. In no case may permanent open space be eligible for future development. These open space parcels may include conservation open space, community recreation open space, public access open space, or buffer open space.

Under the current Ranchette designation and County zoning, land with slopes up to 25 percent can be developed and there are no specific provisions to promote clustering for open space protection and habitat conservation.

Table 4.6-1: Open Space/Density Provisions for Rural Conservation Land Use

<i>Percent of Site Permanently Preserved as Open Space</i>	<i>Maximum Density¹</i>
Up to 49.9 percent	1 unit per 5 acres (0.2 units per net acre)
50 to 59.9 percent	0.25 units per net acre; clustering required
60 to 69.9 percent	0.3 units per net acre; clustering required
70 to 79.9 percent	0.35 units per net acre; clustering required
80 percent or more	0.4 units per net acre; clustering required

¹Density may be lower under Ordinance 197 slope/density limitations and ridgeline protection requirements, if applicable.

- 4.6-I-8 Create a San Ramon Habitat Protection Program and require the preparation of Natural Communities Conservation Plans (NCCP) to be implemented in a timely fashion where rural development could potentially affect sensitive habitat areas, sensitive species habitats, migratory patterns, and riparian corridors identified in the General Plan.⁴

The San Ramon Habitat Protection Program is designed to extend protection provided for endangered species to all sensitive habitats in the planning area, particularly in Bollinger Canyon and the Westside. A NCCP would include an identification of habitats within a rural development area and preparation of a

⁴ See Appendix B for a preliminary program outline.

program to mitigate the impacts of rural development on them. It may have to include species-specific measures where specified habitat would be affected. Loss of habitat would have to be mitigated, and adaptive management, as the term is used in habitat conservation planning, would be required. The provision of interpretive educational facilities, trails, viewing points, and overlooks should also be considered in the preparation of conservation plans as a means of increasing public awareness of the value of protected habitats. In addition, conservation plans could be shared between related projects or other projects within close proximity. Not only would NCCP mitigation be shared, but also the requirements for NCCP monitoring and reporting.

Appendix B outlines the role of the developer and responsible agencies, and the required components of a NCCP. The Advisory Committee for Open Space Preservation and Acquisition, created to advise on implementation of the Measure G Open Space Action Program, would also assist in developing the Habitat Protection Program.

4.6-I-9 Work with the County on a Memorandum of Understanding in which the County will commit to:

- participating with the City in developing and implementing the San Ramon Habitat Protection Program,
- requiring that development applications for projects within the City's Sphere of Influence conform to the standards of Ordinance 197, where applicable,

- notifying the City of development applications, and
- allowing the City up to 180 days, or until environmental review is completed, whichever occurs later, to negotiate the purchase or protection of land outside the City limits designated as priority open space.

Joint planning agreements have been used successfully in many jurisdictions, and the increasing interest in smart growth in Contra Costa County may increase the likelihood that such an agreement could be executed. The City's Urban Growth Boundary is more restrictive than the County's Urban Limit Line. This policy is intended to create a mechanism to protect the ridgelines, hillsides and creeks that form the backdrop for the City and reduce the potential adverse impacts that may result if development outside the City limits had only to conform to County zoning.

The 180-day period is similar to the period of time provided in the City's Landmark Overlay District for historic preservation organizations, civic groups, interested citizens and public agencies to explore acquisition of historic properties that are the subject of a demolition or development application. This time period would run concurrently with the development review period so as not to impose a "temporary takings" on the property.

Residential Development

4.6-I-10 Require residential development that employs creative site design and architectural quality that

blends with the characteristics of each location and its surroundings, and incorporate a 360° design element (see Glossary).

The City encourages high quality residential development that is harmonious with the proximate neighborhood through its specific plans and the review process, which includes an evaluation by the Architectural Review Board and approval by the Planning Commission.

- 4.6-I-11 Provide a wide range of housing opportunities for current and future residents.

The City offers developers incentives, such as density bonuses, which encourage a broad spectrum of housing types to meet the needs of the entire community, including people who work in San Ramon, but cannot afford to live here.

- 4.6-I-12 Prohibit gated communities.

Gates are not conducive to a unified, welcoming community. Private roads are usually not built to City standards and may lead to maintenance problems for homeowners' associations.

- 4.6-I-13 Provide high quality public facilities, services, and other amenities within close proximity to residents.

The City requires contributions from residential developers to provide for community facilities and programs relating to recreation, education, child care, culture, transportation, and safety.

- 4.6-I-14 Ensure that all residential development provides adequate on-site parking.

The adequacy of parking provided in new development, particularly in high density residential projects, has always been a concern in San Ramon. The Parking Ordinance should be reviewed to ensure that developers are required to provide sufficient on-site parking for the residents of their projects. The use of on-street parking to meet parking requirements is to be avoided.

Hillside Residential Development

- 4.6-I-15 Create incentives for clustered hillside development that will maximize preservation of visible open space by allowing density to increase based on the percentage of the site permanently preserved as open space.

The following table shows how this incentive program could be structured.

Table 4.6-2: Open Space/Density Provisions for Hillside Residential Land Use

<i>Percent of Site Permanently Preserved as Open Space</i>	<i>Maximum Density¹</i>
Up to 49.9 percent	1 unit per net 5 acres (0.2 units per net acre)
50 to 59.9 percent	1 unit per 2.5 net acres; clustering required
60 to 69.9 percent	1 unit per 1.25 net acres; clustering required
70 percent or more	1 unit per 0.5 net acres; clustering required

¹Density may be lower under Ordinance 197 slope/density limitations and ridgeline protection requirements, if applicable.

4.6-I-16 Establish development and design standards related to residential development in hillside areas that address:

- Location of hillside residential units, including maximum elevation limits based on water pressure zones and hillside viewshed analysis,
- Clustering provisions and limitations on cluster size to preserve open character,
- Building development and design in a clustered format, including standards for building height and massing,
- Bonus provisions for clustered development, including amount of bonus, alternate development forms, common recreational facilities, phasing, etc.,
- Requirements for deeding of natural areas as conservation lots with ownership and maintenance by homeowners' association, non-profit land trusts, or a public agency (the City or EBRPD).

Retail and Commercial Service Development

4.6-I-17 Maintain neighborhood and community shopping centers of sizes and at locations that offer both choice and convenience for shoppers and residents while sustaining a strong retail base for the City.

The overall economic development and economic needs of the City shall be considered in determining the number and location of such commercial projects.

4.6-I-18 Ensure that neighborhood retail centers and commercial service buildings are compatible with the surrounding neighborhood and incorporate a 360° design element (see Glossary).

All developers are required to present their proposals to the City's Architectural Review Board. In conjunction with staff, Planning Commission and neighborhood reviews, the Board's review helps ensure that retail development is consistent with the community's values and compatible with surrounding properties.

4.6-I-19 Provide sufficient sites to meet the need for commercial services that can be supported by local residents, businesses and workers.

The City's primary commercial service district is located along San Ramon Valley Boulevard and north of Deerwood Road in the Crow Canyon subarea. This area supplies the local community with businesses such as automobile sales and repair, construction contractors, building materials, warehousing and storage, and home repair services and maintenance supplies. The Specific Plan for the Crow Canyon Redevelopment Area will provide mixed use development in this area, which may displace some existing uses. Other sites for commercial services will be maintained.

4.6-I-20 Allow office uses that are associated with complementary commercial service businesses in commercial service areas.

Mixed Use Development

- 4.6-I-21 Promote the revitalization and infill development in existing retail shopping centers, which are identified as mixed use centers on the General Plan Diagram, to provide opportunities for housing and other compatible non-retail uses. Continue to restrict non-retail uses to no more than 25 percent of gross ground floor area.
- 4.6-I-22 Establish design standards for mixed use development that will result in a high quality pedestrian-scaled environment, with one-to-four story buildings, side or rear parking areas, streetfront windows and entries, and public and private open space.
- 4.6-I-23 Establish an incentive program that will provide for density and FAR bonuses for mixed use development that includes amenities for public benefit, such as workforce housing, pedestrian-oriented facilities (outdoor seating, plazas, weather protection, transit waiting areas), historic preservation, cultural facilities, public art and water features, and open space preservation. Allow credit for payment of in-lieu fees for Measure G open space preservation.

Inclusionary housing requirements (Policy 11.7-I-2 in the Housing Element) still would apply.

Office and Manufacturing Development

- 4.6-I-24 Allow for the revitalization and intensification of infill sites within the Bishop Ranch Business Park, consistent with FAR limitations, and amend the

Zoning Ordinance so that they do not inhibit appropriate infill development.

- 4.6-I-25 Permit a diverse mix of complementary uses within Bishop Ranch to better meet the daily needs of workers and to reduce the need to travel by automobile. Approval of a use permit would be required upon finding that such uses are compatible with the primary use and do not adversely affect the traffic-carrying capacity of adjacent streets.

The Zoning Ordinance should be amended to permit complementary uses, such as day care centers, food courts, dry cleaners, ATMs, etc., on the ground floor of existing and new buildings in Bishop Ranch. Such uses would be secondary to the primary use.

- 4.6-I-26 Permit offices as a secondary use within manufacturing and warehousing areas of Bishop Ranch with approval of a use permit, upon finding that such a use is compatible with the primary use and will not adversely affect the traffic-carrying capacity of adjacent streets.
- 4.6-I-27 Allow commercial recreation uses within warehouse space, provided it does not conflict with adjacent uses and it complements surrounding developments.

4.7 SPECIFIC PLAN AREA POLICIES

Three new specific plan areas, in addition to the two existing areas, are proposed in this General Plan. Figure 4-4 illustrates the specific plan areas in San Ramon.

Minor adjustments to Specific Plan boundaries may be made to protect resources or accommodate infrastructure improvements or specific development configurations. These boundary adjustments do not require a General Plan amendment when they have no impact on the overall level of development established by the General Plan.

The City's Planned Development (PD) District may be used in lieu of a specific plan where a property is in one ownership or all owners consent to a PD Plan and an application for PD zoning.

Land use designations within specific plan areas on the General Plan Diagram are illustrative and the final land use plan for these areas incorporated into the specific plan may deviate the Diagram, provided it is faithful to representations of land use relationships and meets the criteria and standards of the specific plan policies that follow.

NORTHWEST SPECIFIC PLAN AREA

4.7-I-1 Prepare a Northwest Specific Plan for the area delineated on the General Plan Diagram to guide the future development of these lands as compact urban neighborhoods offering a mix of housing types, including workforce housing, public and semipublic uses, and significant park and open space areas. This plan shall respond to the Smart Growth mandate of

the General Plan and include as a minimum the following elements:

- Land use program, providing for development in Area A east of Bollinger Canyon Road of up to 715 housing units, 15-20 acres of land for a school site (to revert to parkland or permanent open space if a school is not provided), community facilities, and a site for a house of worship. In the Area B west of Bollinger Canyon Road up to 40 units may be developed.

A determination on the type of school needed will be made by the San Ramon Valley Unified School District. However, considering the size of the school site and the fact that there is an existing need for a local school site regardless of the development of Faria Ranch, it is likely that an elementary school serving local children will result.

- A workforce housing program providing that at least 25 percent of all units within the Northwest Specific Plan area are affordable to Very Low, Low, and Moderate income households. Such a program will determine the timing for workforce housing relative to the City's employment growth, the most appropriate income split, rental-to-ownership ratio, deed restrictions, and phasing requirements. As an additional incentive for workforce housing, the development limit set in the land use program may be exceeded by up to 10 percent in order to accommodate an additional housing unit for each additional affordable unit provided in excess of the minimum requirement.

SAN RAMON GENERAL PLAN 2020



Figure 4-4
Specific Plan Areas

Back of Figure 4-4

A specific schedule of incentives for various levels of affordability (25%, 30%, 35%, etc.) will be established as a guideline, using the City's Affordable Housing Density Bonus Program as a base.

- Development standards and design guidelines for building height, location, massing, parking, landscaping, signs, buffering and transition requirements between uses, compatibility with existing neighborhoods, undergrounding of utilities, etc.
- Vehicular connections to Bollinger Canyon Road in the west and an improved Purdue Road in the east, as well as pedestrian connections with existing neighborhoods along Deerwood Road.

The vehicular connections for this specific plan area shown on the General Plan Diagram are illustrative only. Circulation analysis performed during the preparation of this specific plan may result in the recommendation of alternative access points and/or less intensive development as a means of addressing capacity and safety impacts. Such analysis will also consider the potential effects of development beyond the specific plan as it relates to vehicular connections.

- Infrastructure program, including roadway, sewer, water, electricity, and drainage access, design, and capacity;

The land use concept for this specific plan area shown on the General Plan Diagram is illustrative only. Infrastructure analysis performed during the preparation of this specific plan may result in the recommendation of alternative land use locations and development intensities as a means of addressing access and capacity impacts.

- Open space protection and trails program, including designation of at least 75 percent of the site for schools, parks, common and public open space uses, ownership and maintenance of public and private open space, and design of open space amenities, such as staging areas, trails and connections, etc.
- Hazards program, including standards and guidelines to address unstable slopes, soils, Alquist-Priolo zone, etc.
- Exemptions required from Ordinance 197, which will need voter approval.
- Implementation financing and maintenance program, including cost of and responsibility for necessary capital and other improvements, phasing of development, financing measures, plan administration and enforcement, etc.

CROW CANYON SPECIFIC PLAN AREA

- 4.7-I-2 Prepare a Crow Canyon Specific Plan for the area delineated on the General Plan Diagram to guide the future redevelopment of this area as a mixed use neighborhood integrating multi-family housing with office, retail, and service uses at a pedestrian scale,

and to implement the Smart Growth mandate of this General Plan. This specific plan should include as a minimum the following elements:

- Land use program, providing for a mixed use neighborhood integrating about 460 multi-family housing units and about 570,000 square feet of non-residential floor area for retail, office, service commercial, and other uses at a pedestrian scale. Bonus provisions for workforce housing and other public benefits could increase the actual number of units and amount of floor area that could be built under the land use program.
- Development and design program, including standards and guidelines for building scale and location, transition from lower- to higher-densities, streetfront orientation and transparency, performance requirements, noise buffering, parking location and design, landscaping, undergrounding of utilities, signs, etc.
- Bonus/incentive program for additional FAR and housing units in return for the provision of workforce housing, public amenities, pedestrian and transit facilities, etc.
- A workforce housing program providing that at least 25 percent of all units within the Crow Canyon Specific Plan area are affordable to Very Low, Low, and Moderate income households. Such a program will determine the timing for workforce housing relative to the City's employment growth, the most appropriate

income split, rental-to-ownership ratio, deed restrictions, and phasing requirements. As an additional incentive for workforce housing, if more than 25 percent of the housing units provided are affordable, then the development limit set in the land use program may be exceeded by one housing unit for every one affordable unit provided in excess of the minimum requirement.

A specific schedule of incentives for various levels of affordability (25%, 30%, 35%, etc.) will be established as a guideline, using the City's Affordable Housing Density Bonus Program as a base.

- Infrastructure improvement program, including street, sewer, water, electricity, and drainage improvements.
- Implementation program, including Zoning Ordinance amendments (if required), cost of and responsibility for necessary capital and other improvements, phasing of development, financing measures, plan administration and enforcement, etc.

EASTSIDE SPECIFIC PLAN AREA

- 4.7-I-3 Prepare an Eastside Specific Plan for the area delineated on the General Plan Diagram as a cooperative venture with Contra Costa County and area landowners. This specific plan may be prepared in 2010 when the vote reaffirming the Urban Growth Boundary (UGB) established in the General Plan is held or at a later date, consistent with Policy 4.6-I-3.

This specific plan should include as a minimum the following elements:

- Land use program, including the type, characteristics, and location of rural and urban land uses.
- Infrastructure improvement program, including roadway, sewer, water, and drainage improvements.
- Open space protection program, including designation of permanent open space and design of open space amenities, such as staging areas, trails and connections, etc.
- Natural areas protection program, including the need for Natural Communities or Habitat Conservation Plans to preserve sensitive habitat areas, sensitive species habitats, riparian corridors, etc.
- Hazards protection program, including the management of unstable slopes, floodplains, wildland fires, etc.
- Implementation program, including cost of and responsibility for necessary capital and other improvements, financing measures, plan administration and enforcement, etc.

4.7-I-4 Amend the Zoning Ordinance to allow cemeteries as a public and semipublic use subject to approval of a use permit in areas designated in the General Plan for Open Space.

OTHER AREA PLANS

4.7-I-5 Support the direction of the City Center Task Force and the City's efforts to develop the City Center as a cohesive mix of civic, compatible retail, and open space uses with an arts and entertainment focus.

Intended as a vital core for San Ramon, the City Center will be a people place first and include a performing arts center, library, and small scale retail establishments, such as restaurants and cafes, bookstores, gift shops, etc.

4.7-I-6 Amend the Conservation and Enhancement Program to require preparation of a Specific Plan for land within the Crow Canyon Specific Plan Area and make related modifications as appropriate.

4.7-I-7 Amend the Westside Specific Plan as necessary to ensure consistency with the General Plan by establishing a 1,310 unit limit on housing (see Table 4.5-1).

The Westside Specific Plan provides for an estimated 1,289 units. Currently, about 350 units exist in the Westside, with another 630 units either approved or underway. An additional 250 units under City approval authority are projected by this General Plan for a total buildout of 1,230 units. Another 80 units recently proposed under County approval authority would increase the total buildout to about 1,310 units.

Amendments to the Westside Specific Plan would provide for about 250 units on three new development sites (21 units on a southern residential site, 66 units

on a northern residential site, and 160 units on a mixed use site). The amendments would also provide for another 80 units located elsewhere in the Specific Plan area. The exact number of units would be based on physical constraints of each site, and the provision of in-lieu fees for workforce housing. All new development must conform to the policies of the Westside Specific Plan as they relate to land use, circulation, open space and conservation, community design, public services and utilities, hydrology, and safety.

4.8 COMMUNITY IMAGE

San Ramon is a contemporary city that is distinguished by attractive natural and physical features. These features are the result of community decisions about development as well as preservation of open space. Quality design is an important element of city building and of place making and it preserves and enhances the City's natural setting. Programs for public art, signs and landscaping contribute to a pleasing and desirable environment for San Ramon residents.

On both the east and west, the hillsides silhouette the City and bestow a panoramic sense of openness to the people living in the valley. The San Ramon community has invested substantial resources to establish a special place whose identity strengthens and enhances its visual image. There are distinctive amenities that define San Ramon, such as Central Park and the Community Center, its varied residential neighborhoods, and Bishop Ranch Business Park.

One of the challenges facing San Ramon is to continue building a strong, positive image that reflects the vision of its

people and the quality of its environment. Such an image can be enhanced by defining and visually emphasizing the City's gateways, preserving its scenic views of surrounding hills, and encouraging well-designed, innovative architecture and landscape. As San Ramon continues to grow, however, this will become more difficult.

GUIDING POLICY

4.8-G-1 Maintain and enhance San Ramon's identity.

IMPLEMENTING POLICIES

4.8-I-1 Prepare a Community Design Handbook that provides guidelines for streetscape beautification, creek corridors, signs, public art, and entries in San Ramon.

4.8-I-2 Ensure that the design, location and size of new development blends with the environment and a site's natural features.

The design and location of new buildings can either enhance or detract from the surrounding environment. Buildings should be positioned so that trees, creekside vegetation, scenic views and other natural resources are preserved.

4.8-I-3 Establish citywide lighting standards to ensure appropriate illumination levels for residential, commercial, and industrial land uses, and that lighting is of a consistent character and quality while reducing light pollution.

Parking lot lighting standards in the City's Zoning Ordinance protect residential neighborhoods from glare. "Dark Sky" requirements for shielding and filtering along with maximum illumination levels can reduce unnecessary illumination on adjacent properties and conserve energy.

- 4.8-I-4 Undertake a comprehensive review every two years of the City's parking standards to determine if they adequately address the parking needs of the City.

Opportunities for reducing stall and aisle dimensions should be evaluated, particularly in structure parking for multi-family residential development, as a means of reducing development costs. Any proposed reduction in the width of on-street parking spaces shall consider the potential impact to minimum road width requirements for emergency vehicles.

- 4.8-I-5 Encourage the linkage and integration of new development with existing neighborhoods by means of open space areas, parks, and pathways as a means of enhancing pedestrian connections.

- 4.8-I-6 Seek to assure maximum public access to the Iron Horse Trail through land acquisition, licensing agreements with Contra Costa County, and incentives for dedication and improvement of land for trailhead parks and walkways.

- 4.8-I-7 Require new commercial and office development to provide outdoor passive recreation areas.

- 4.8-I-8 Use the development review process to ensure that new development preserves and/or enhances significant views of the natural landscape.

The City's most prominent visual resources are the hills to the west and Mt. Diablo and its foothills. Other natural visual amenities include San Ramon Creek within the Crow Canyon subarea, San Catanio Creek along Norris Canyon Road, and the Dougherty Hills ridgeline. Views of the natural landscape can be emphasized and preserved through the design and placement of streets, buildings and outdoor spaces.

- 4.8-I-9 Continue to implement landscaping guidelines for public roadways that improve their visual character.

The City's "Beautification Plan" and "Streetscape Beautification Guidelines" outline landscaping concepts for many of the arterials, gateways and key intersections. Implementation of these concepts will result in a distinct, unified image for San Ramon that reflects the indigenous and historic character of the San Ramon Valley. Landscaping standards should be reviewed regularly to ensure that there is no conflict with pedestrian safety and access, vehicle visibility at intersections, and fire hazard control as landscaping matures. Safety issues related to site lines and security are addressed in the Zoning Ordinance.

- 4.8-I-10 Continue to implement gateway treatments for City entries that help residents and visitors know they have arrived in San Ramon.

The "Streetscape Beautification Guidelines" provide landscaping designs for both major entries at the

freeway interchanges and secondary entries where streets enter San Ramon from its neighbors, Danville and Dublin. Implementation of these entry designs will make positive and meaningful visual statements about San Ramon.

- 4.8-I-11 Require new office and commercial development to provide outdoor art that is clearly visible to the public.

Outdoor art, such as sculptures and fountains, can reflect the social and cultural history of San Ramon, which in turn can contribute to a stronger sense of place.

- 4.8-I-12 Encourage attractive, drought-tolerant landscaping on private property that is suitable for San Ramon's climate.

Although San Ramon is located in an area of mild temperatures and average rainfall, drought-like conditions have prevailed in the past for years at a time. The City has established guidelines to promote water conserving landscapes by limiting turf area and requiring drought tolerant shrubbery. The City also supports legislation for the development and use of dual water systems for reclaiming water for irrigation purposes.

- 4.8-I-13 Require appropriate landscape treatment for public rights-of-way in all new residential, office, and commercial development.

Street trees and landscaping help unify neighborhoods and give them identity. They also reduce the impact of

uninterrupted street pavement and provide shade for pedestrians.

- 4.8-I-14 Ensure that businesses provide signs that are attractive and consistent with neighboring commercial uses, minimize visual clutter from roadways and other public areas, and, where possible, cannot be seen from residential neighborhoods.

San Ramon requires developers to submit a "Master Sign Program" for most commercial and multi-family residential projects to ensure that signs are compatible with the above-stated goals. The City also provides design guidelines and locational criteria for a variety of on- and off-site signs, all of which are subject to Architectural Review Board and/or Planning Commission review and approval.

- 4.8-I-15 Maintain attractive and distinctive street identification signs for all areas of the City.

Specially designed signs identifying all streets in San Ramon will provide a unifying and visually appealing element throughout the City. When a design is developed, existing signs will be replaced on an as-needed basis.

- 4.8-I-16 Maintain the predominant low building form throughout the City.

San Ramon's profile is dominated by primarily low buildings. However, taller structures associated with the City Center, Bishop Ranch, and Crow Canyon

subareas are allowed. Refer to Policies 4.8-I-17 and 4.8-I-18 below.

4.8-I-17 Establish urban design standards in the Zoning Ordinance for large-scale office development, including:

- Limitations on maximum building height (five stories/75 feet),
- Maximum vertical wall dimensions without a minimum upper-story stepback or setback (four stories/65 feet),
- Required upper-story setbacks above four stories (1:1),
- Limitations on projections above height limits for towers, spires, and technical features, such as elevator penthouses and mechanical equipment enclosures (up to 25 percent of total roof area),
- Limitations on blank walls visible from public streets, and
- Sun access planes adjacent to public parks (1:3.5) to prevent substantial shadow impacts.

City Center would be excluded from these requirements, with the exception of the sun access plane requirements adjacent to public parks. Refer to Figures 4-5 through 4-8.

4.8-I-18 Allow encroachments into the sun access plane to provide architectural flexibility. This may be done by allowing, for example, a 15-foot vertical projection above the sun access plane for up to 25 percent of the length of the lot line opposite the public park.

4.8-I-19 Require development adjacent to creeks to orient buildings for maximum public access to creeks and to provide landscaping along their banks.

South San Ramon, Watson Canyon, Oak, Norris, San Catanio, and San Ramon Creeks provide open space amenities within an urbanized setting. While large portions of these creeks are culverts or are sandwiched between private development, opportunities still exist to provide pedestrian access to these amenities via walkways and bridges, and visual access via scenic corridors and building setbacks. It is the City's goal to ensure that creekside settings remain accessible and open for everyone, as they provide visual relief and opportunities for outdoor recreation. The City will work closely with regulatory agencies to achieve this goal.

4.8-I-20 Continue to provide park resources that combine well-designed buildings, recreational equipment and playing fields, and complementary landscaping at key locations throughout the City.

San Ramon residents take pride in their parks, which offer activities from children's play areas at all the facilities, to adult classes at the Community Center. San Ramon's parks are designed to blend with adjacent neighborhoods, capture significant views of the hillsides, and soften the urban environment.

4.8-I-21 Require all walls and fences to be designed to minimize visual monotony.

It is the City's preference to reduce noise impacts on residential neighborhoods with landscaping and berms,

and to avoid the use of soundwalls. However, where walls cannot be avoided, developments shall be designed to provide an attractive streetscape with varied building orientations, landscaping and berm materials, and any other techniques that will provide visual relief.

- 4.8-I-22 Encourage underground parking in new development, where feasible.

Depending on size, residential, commercial, and office development often must provide large parking lots to accommodate the needs of their residents and users. The City shall encourage the construction of underground parking wherever possible to eliminate wide expanses of asphalt at ground level.

4.9 ADMINISTRATION OF LAND USE REGULATIONS

Any landowner should have an opportunity to demonstrate that the new General Plan policies and implementing zoning regulations results in the denial of all economically beneficial use of their land. If it were found that there is, in fact, a denial of all economically beneficial use, as the term is defined in applicable State and federal law, then the City would be required to modify the land use regulations as they apply to that property to allow for an economically beneficial use.

- 4.9-G-1 Establish provisions for making beneficial use determinations and providing administrative relief from Plan policies and zoning regulations that have the potential for deprivation of property rights.

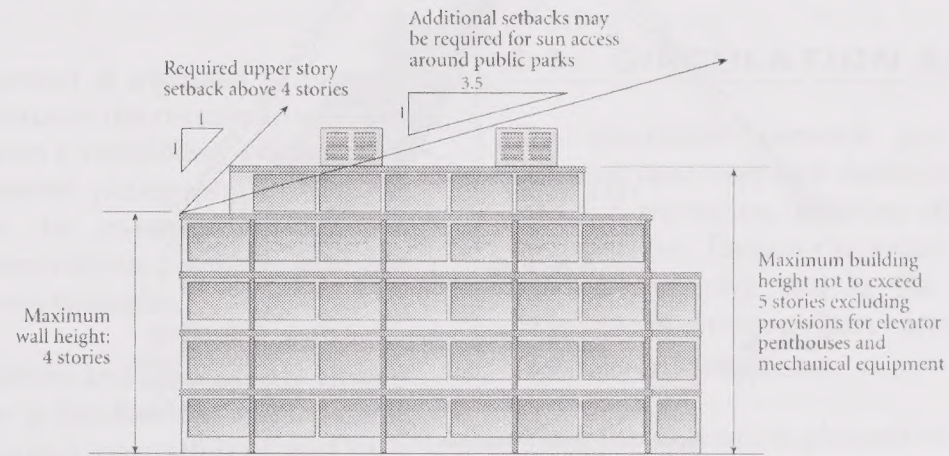


Figure 4-5: Guidelines for Height, Bulk and Massing of Office Buildings

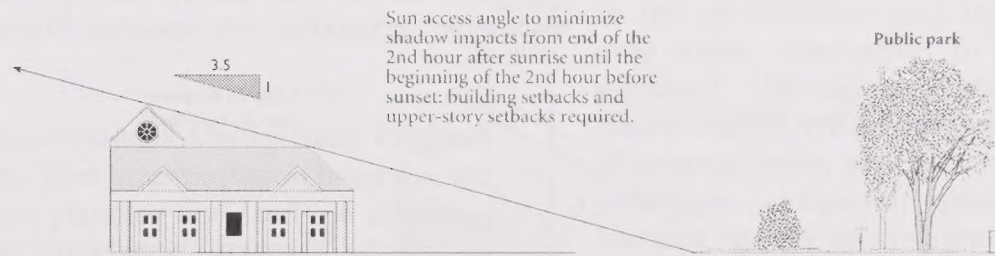


Figure 4-6: Sun Access Angle Around Public Parks — Section View

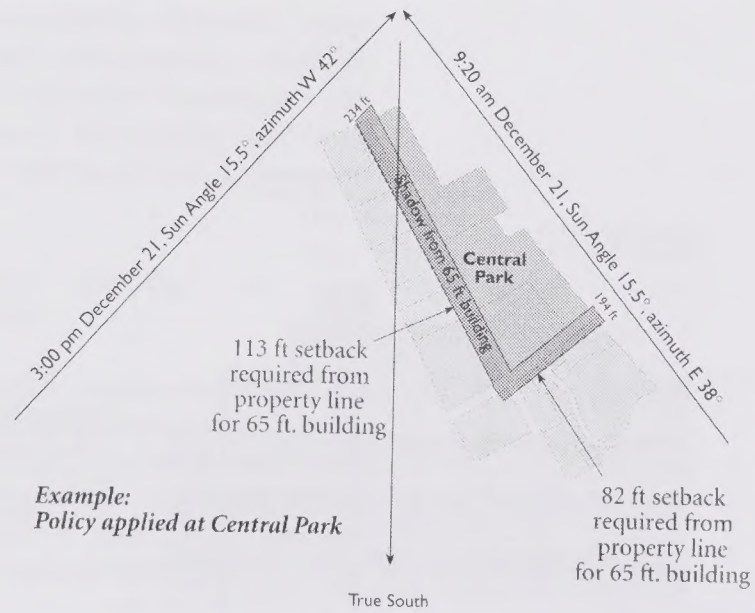


Figure 4-7: Sun Access Angle Around Public Parks — Plan View

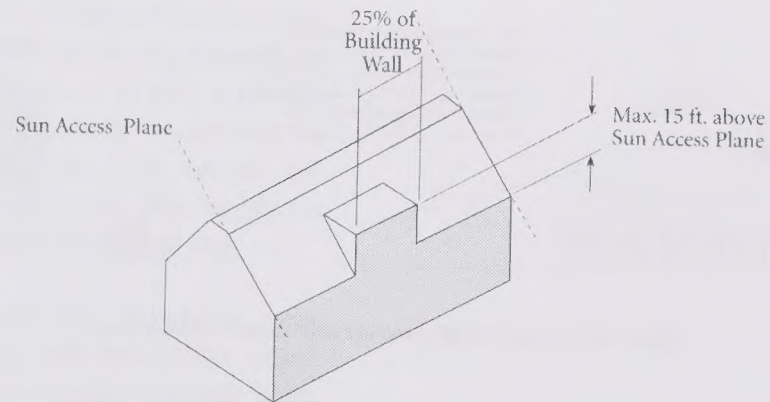


Figure 4-8: Encroachment Allowed Above Sun Access Plane

5

Traffic and Circulation

The Traffic and Circulation Element is intended to provide guidance and specific actions to ensure the continued safe and efficient operation of San Ramon's circulation system. The Element is based on a fundamental philosophy that traffic conditions in the City can be managed through a comprehensive program of transportation planning, land use planning, and growth management strategies.

State Law recognizes that circulation and land use are closely related and requires that policies in this Element and the Land Use Element be tied together. Careful integration of the City's traffic and circulation policies with its land use policies will ensure that there is sufficient roadway capacity to accommodate traffic generated by planned future development. The City is committed to designing a system of regional routes, local roads, public transit, and bicycle and pedestrian pathways that will enhance the community and protect the environment.

San Ramon's Transportation Systems Management Program incorporates four strategies. First, transportation programs are based on circulation system planning and land use planning. Second, the City's traffic circulation planning efforts are integrated with those of adjoining cities and counties in a cooperative, regional planning effort. Third, state of the art traffic engineering is used to bring planned improvements to reality. Fourth, demand management strategies are employed to reduce dependence on single-occupant vehicles for

commute travel. Only through the development and implementation of all these strategies can the City's commitment to a balanced, efficient circulation system be achieved.

5.1 CIRCULATION AND LAND USE

The circulation network provides the linkage between different land uses and facilitates access to home, shopping, jobs and recreation. With an efficient transportation system, people in San Ramon can enjoy the advantages of living in a small community and at the same time have access to neighboring metropolitan areas. Figure 5-1 shows the circulation network.

While this network is planned to provide sufficient capacity to accommodate the growth envisioned in the General Plan, the City must plan not only for roadway capacity improvements, but for all available travel demand management methods to manage traffic flow in the City. New roadway construction and street widening projects are expensive, can be damaging to the environment, and tend to promote single-occupant auto travel. Alternatives to major roadway widenings are discussed throughout this Element. They include transportation system management, more efficient operation of existing roads, and improvements to the bus, bicycle and pedestrian circulation systems. More importantly, this Element, as well as the Land Use and Growth Management Elements, contain policies that allow development to occur only if it meets the City's infrastructure requirements and traffic level-of-service (LOS) standards as shown in Table 5.1-1.

Traffic level of service (LOS) is an objective measure of operating conditions on streets and at intersections. The term “Level of Service” refers to the traffic conditions which confront drivers when they are using the roadway system. The calculation of levels of service results in numerical ratios which help to describe the degree of traffic congestion, as well as the amount of roadway capacity.

Table 5.1: Level of Service Standards

Level of Service (LOS)	Volume/Capacity Ratios (V/C)	Description
A	< 0.60	Traffic is typically free flowing; very little delay.
B	0.61-0.70	Only slight delays; the majority of vehicles do not stop.
C	0.71-0.80	Acceptable delays; if an intersection is signalized, a few drivers may have to wait through one signal cycle.
D	0.81-0.90	Delays are substantial during short periods, but excessive backups do not occur.
E	0.91-1.0	Delays can exceed one or more signal cycles.
F	> 1.0	Excessive delays; back ups from other locations restrict or prevent movement.

As part of the development review process, developers are required to prepare traffic studies. If traffic from a proposed project results in unacceptable impacts to the City’s circulation system, the developer is required to include mitigation measures which will maintain acceptable levels of service.

San Ramon has adopted policies to ensure that acceptable levels of traffic service are maintained on City streets as development progresses. Peak-period traffic (or commute hour traffic) on arterial routes are evaluated by comparing

projected traffic volumes to roadway and intersection capacities. The ratio of traffic volume to traffic capacity (“volume/capacity” ratios) can be used to describe the quality of traffic flow on a roadway or through an intersection. Traffic operations are classified by Levels of Service (LOS) A through F.

GUIDING POLICY

5.1-G-1 Maintain acceptable levels of service and ensure that future development and the circulation system are in balance.

IMPLEMENTING POLICIES

5.1-I-1 Strive to maintain traffic LOS C or better as the standard at all intersections, with LOS D during a total of no more than three peak periods of the day (a.m., p.m., and noon peaks).

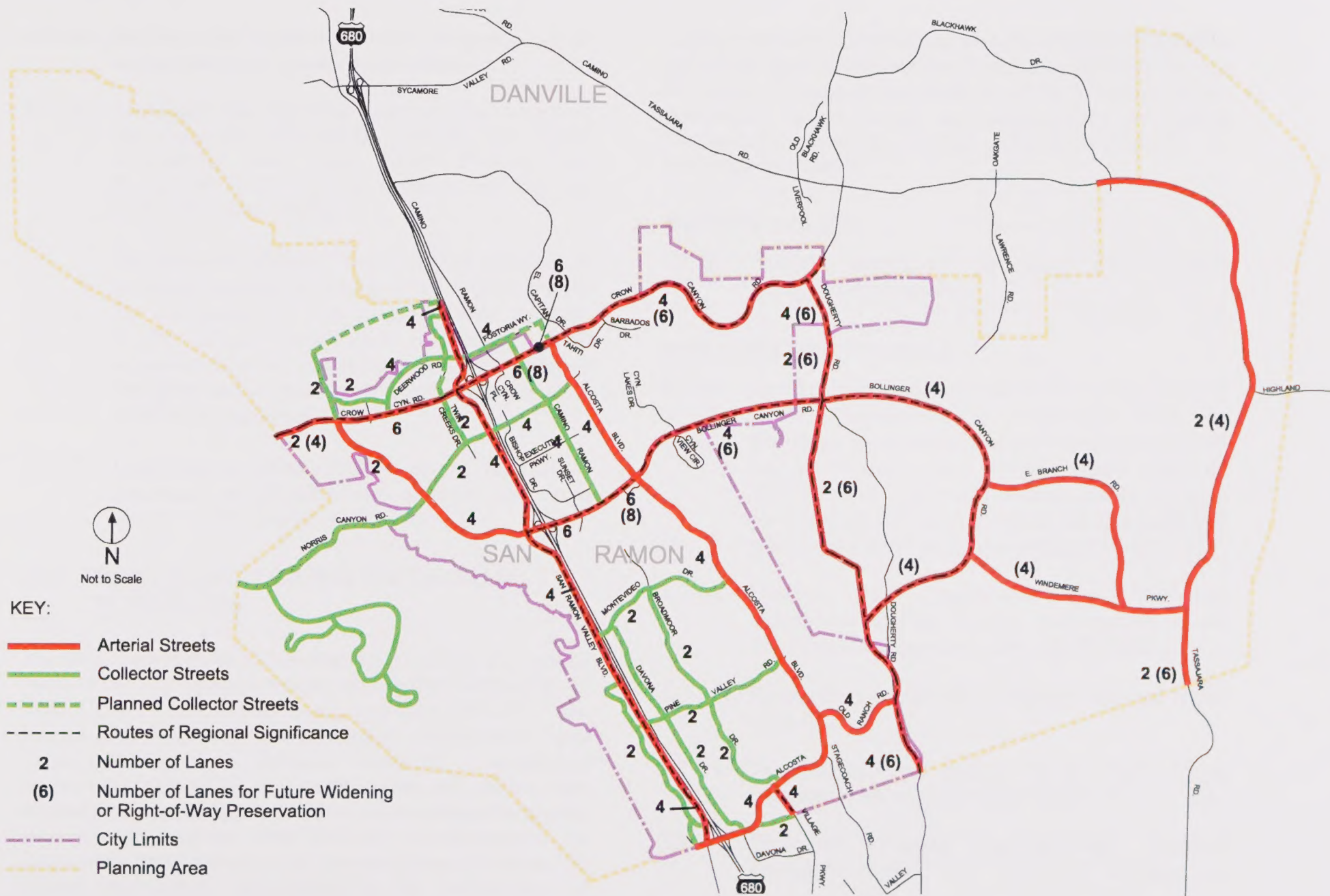
The Growth Management Element further discusses the specific conditions under which LOS D will be accepted.

5.1-I-2 Require traffic impact studies for all proposed new developments which are projected to generate 50 or more peak hour vehicle trips.

5.1-I-3 Identify and implement circulation improvements on the basis of traffic studies.

5.1-I-4 Implement uniform design standards for City arterials, collectors, and local streets.

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Back of Figure 5-1

5.1-I-5 Monitor key intersection levels of service on an annual basis and document the results.

5.1-I-6 Implement the following transportation programs: the Commute Alternative Program, the Traffic Engineering and Traffic Safety Program, the Residential Traffic Calming Program, and the Safe Routes to School Program.

The potential effects of traffic calming measures on emergency response are an important consideration in the development of any traffic calming program. Traffic calming should not significantly hinder emergency response or adversely affect the ability of emergency service providers to achieve their respective performance standards.

5.1-I-7 Implement a *School Traffic Calming Program* to address access and safety issues on streets adjacent to schools in San Ramon.

5.2 REGIONAL TRANSPORTATION PLANNING

Regional transportation planning coordination is a major focus of the City's transportation management philosophy. In 1988, Contra Costa County voters approved Measure C, the Contra Costa County Transportation Improvement and Growth Management Initiative. Measure C established countywide standards for traffic levels of service and circulation improvements, as well as a comprehensive growth management program that includes a requirement for cooperative multi-jurisdictional transportation planning. San Ramon has actively participated in the development of

subregional multi-jurisdictional planning efforts including the Southwest Area Transportation Committee (SWAT) and the Tri-Valley Transportation Council (TVTC). Many of the policies in Section 5.2 are also referenced in the Growth Management Element, which discusses Measure C requirements in detail.

GUIDING POLICY

5.2-G-1 Actively participate in local and regional transportation planning.

IMPLEMENTING POLICIES

5.2-I-1 Develop and implement action plans for routes of regional significance, in cooperation with the Southwest Area Transportation Committee (SWAT) and the Contra Costa Transportation Authority (CCTA). The City shall remain active in their participation with a local committee should SWAT disband as a result of the sunset of Measure C.

5.2-I-2 Develop and implement the Tri-Valley Transportation Plan through participation in the Tri-Valley Transportation Council (TVTC).

5.2-I-3 Participate in programs to mitigate regional traffic congestion.

5.2-I-4 Support goals and policies of the Contra Costa Congestion Management Plan (CMP).

5.2-I-5 Emphasize regional transportation demand management and trip reduction strategies as

alternatives to improvements to existing facilities and the construction of new facilities.

5.2-I-6 Identify the impacts of land use decisions on regional as well as local transportation facilities.

5.2-I-7 Support regional air quality objectives through effective management of the City's transportation system.

5.3 ARTERIAL ROADWAYS

The City's circulation system is based on a functional classification of arterial, collector, and local streets. The system of classifying roadways is intended to provide adequate through-travel capacity on major routes while limiting through-traffic in residential neighborhoods. The function of arterial roadways is to accommodate high traffic volumes and intra-city circulation. Drivers use these streets to travel to activity centers, freeways, and other arterials. These streets also serve adjacent residential land uses via arterial and collector connections.

GUIDING POLICY

5.3-G-1 Design arterial roadways to carry high-volume, higher-speed traffic, thereby minimizing through-traffic in residential areas of the City.

IMPLEMENTING POLICIES

5.3-I-1 Ensure that adequate north-south and east-west arterial capacity is provided to accommodate future travel demand.

5.3-I-2 Implement the City's five-year Capital Improvement Plan.

5.3-I-3 Construct the capacity improvements necessary to serve traffic growth generated by development under the General Plan.

- **Crow Canyon Road:** Widen to eight lanes from I-680 to Alcosta Boulevard. Widen to six lanes from Alcosta Boulevard to Danville Town limits. Preserve right-of-way for widening to four lanes from Bollinger Canyon Road to Alameda County line.
- **Dougherty Road:** Support construction to six lanes from Crow Canyon Road to Alameda County line.
- **Bollinger Canyon Road:** Widen to eight lanes from I-680 to Alcosta Boulevard. Construct to six lanes from Alcosta Boulevard to Dougherty Road (North). Construct to four lanes from Dougherty Road (North) to Dougherty Road (South).
- **Windemere Parkway:** Construct to four lanes from Bollinger Canyon Road to Camino Tassajara.
- **East Branch Road:** Construct to four lanes from Bollinger Canyon Road to Windemere Parkway.
- **San Ramon Valley Boulevard:** Complete construction to four lanes from Montevideo Drive to Alcosta Boulevard.
- **Camino Tassajara:** Support widening to four lanes from Danville Town limits to Windemere

Parkway. Support widening to six lanes from Windemere Parkway to Alameda County line.

- **Alcosta Boulevard Extension:** Extend Alcosta Boulevard north from Crow Canyon Road to Fostoria Parkway as a four-lane street. Widen and construct Fostoria Parkway as a four-lane roadway from Camino Ramon east to Alcosta Boulevard extension. (These streets are partially within the Danville Town limits, and these projects would require the support and participation of the Town of Danville.)

- 5.3-I-4 Maximize the carrying capacity of arterial roadways by controlling the number of intersections and driveways, prohibiting residential access, and requiring sufficient off-street parking to meet the needs of each project.
- 5.3-I-5 Require traffic impact mitigation fees on new residential and commercial development to ensure that transportation improvements are constructed before the increased traffic causes conditions to deteriorate.
- 5.3-I-6 Make optimal use of federal, state, and other funding sources to complete circulation system improvements.
- 5.3-I-7 Minimize congestion on arterials by fully implementing the policies in the Transportation Systems Management and Transit section of the Circulation Element.
- 5.3-I-8 Encourage regional freight movement on freeways and other appropriate routes; evaluate and

implement vehicle weight limits as appropriate on arterial, collector and local roadways to mitigate truck traffic impacts in the community.

5.4 COLLECTOR AND LOCAL ROADWAYS

Collector roadways are used to travel within and between neighborhoods. These roadways collect traffic from local streets and route it to arterials. Local roadways are used to travel within neighborhoods and are designed to discourage through-traffic in residential areas. The City sets traffic volume goals to limit traffic volumes to acceptable levels on these roadways, as they often have the capacity to carry far more traffic than is tolerable to people living along them.

GUIDING POLICY

- 5.4-G-1 Design and reconfigure collector and local roadways to improve circulation and to connect residential and commercial areas of the City.

IMPLEMENTING POLICIES

- 5.4-I-1 Implement residential traffic calming measures, as warranted, and police enforcement to mitigate speeding and other traffic impacts in residential areas of the City.
- 5.4-I-2 Implement traffic-control measures and design features that support attainment of the City's goal of less than 3,000 vehicles per day on collector roadways.

The City's goal is to limit traffic volumes on collector roadways to less than 3,000 vehicles per day. Due to the dual function that collectors serve, both property access and mobility, the goal may not be achievable in some cases. The City seeks to balance the needs for preservation of residential character and for adequate mobility, for each collector roadway.

- 5.4-I-3 Implement traffic-control measures, residential traffic calming, and design features that support attainment of the City's goal of less than 500 vehicles per day on local roadways.

The City's goal is to limit traffic volumes on local roadways to less than 500 vehicles per day. Because many local streets connect to several other streets serving a variety of uses, the goal may not be achievable in some cases. The City seeks to minimize the impact of higher volumes on local streets, and minimize inappropriate travel on these streets, through implementation of the Residential Traffic Calming program and appropriate roadway design features in new development areas.

- 5.4-I-4 Construct improvements to collector roadways as follows:

- **Deerwood Road:** Widen to four lanes from San Ramon Valley Boulevard to Crow Canyon Road.
- **Camino Ramon:** Widen to four lanes from Crow Canyon Road to Fostoria Parkway.
- **Shoreline Drive:** Designate as a collector street and construct as a four-lane roadway from Crow Canyon Road to Lilac Ridge Road.

- **Twin Creeks Drive:** Extend and construct as a four-lane street from Crow Canyon Road to Old Crow Canyon Road.
- **Westside Drive:** Complete as a two-lane collector street.

- 5.4-I-5 Mitigate traffic that impacts collector streets as a result of new residential development.

- 5.4-I-6 Implement controlled or permit-only parking restrictions in residential areas adjacent to California High School. This policy is prohibited in its application to additional residential areas or areas adjacent to public parks within the City of San Ramon.

5.5 TRANSPORTATION SYSTEMS MANAGEMENT AND TRANSIT

The term "Transportation Systems Management" (TSM) refers to measures designed to reduce automobile traffic in order to improve air quality and reduce traffic congestion. These measures include public transit, telecommuting, compressed work weeks, carpooling, vanpooling, walking, bicycling, and incentives to increase the use of these alternatives. TSM has become increasingly important in maintaining acceptable levels of service in the Tri-Valley and elsewhere in the Bay Area.

San Ramon recognizes the need to reduce the use of single-occupant vehicles to achieve improved levels of service and regional air quality. Since 1989, the City's data has shown that it maintains the lowest drive alone rate of all Contra Costa County jurisdictions and has a high number of vanpools with

a San Ramon destination. The City's TSM Program provides a unique opportunity for the public and private sectors to work together toward the common goal of reducing traffic congestion.

TRANSIT

Bus service in San Ramon is currently provided by the Central Contra Costa Transit Authority (CCCTA). The City has an intermodal transit facility located within the Bishop Ranch Business Park, which provides bus service for commuters within San Ramon, as well as connecting service to and from adjoining cities in the Tri-Valley.

While the City has worked closely with CCCTA to fill the need for public transit, regional as well as local transit appears necessary to maintain acceptable levels of service. Projections indicate the potential for serious traffic congestion in the I-680 corridor in the future. These projections are based on anticipated growth in the communities along the I-680 corridor, and in neighboring regions such as Silicon Valley. Regional public transit serving the I-680 corridor will be necessary to preclude further widening of the freeway.

GUIDING POLICY

5.5-G-1 Utilize Transportation Demand Management (TDM) as an integral component of the City's transportation program to reduce total vehicle trips on San Ramon streets and to contribute to regional air quality improvements.

IMPLEMENTING POLICIES

- 5.5-I-1 Cooperate with public agencies and other jurisdictions to promote local and regional public transit service in San Ramon.
- 5.5-I-2 Encourage and assist major employers and commercial complexes to reduce the number of single-occupant vehicles by participating in the City's Transportation Systems Management programs.
- 5.5-I-3 Support local bus service to and from regional transit lines. Bus service or other public transportation service should be included under the Initial Level of Development as part of the Dougherty Valley area. The City shall work to improve the transit service to and from San Ramon.
- 5.5-I-4 Preserve options for future transit use when designing improvements for roadways.
- 5.5-I-5 Support future transit uses in the I-680 right-of-way.
- 5.5-I-6 Work with other jurisdictions and agencies to coordinate the City's TSM programs with regional plans that are aimed at reducing traffic congestion and improving air quality.
- 5.5-I-7 Encourage new development to include a mix of uses that will allow people to walk between destinations.
- 5.5-I-8 Support alternative public transportation programs and obtain funding for new TSM projects.

- 5.5-I-9 Encourage employers and commercial complexes to emphasize public transit services or private alternatives to the single-occupant vehicle.
- 5.5-I-10 Work with regional transit providers to situate transit stops and hubs at locations that are convenient for transit users, and promote increased transit ridership through the provision of shelters, benches, and other amenities.
- 5.5-I-11 Coordinate with Caltrans and transit providers to identify and implement park and ride sites with convenient access to public transit.
- 5.5-I-12 Work with the San Ramon Valley Unified School District, Parent-Teacher Associations, and transit providers to address and implement a public school transportation system.
- 5.5-I-13 Consider the construction of public parking facilities in the downtown or City Center areas to serve projected parking demand, while carefully balancing the need for adequate parking against the desire to minimize traffic growth.

5.6 BICYCLE AND PEDESTRIAN ROUTES

Bicycling and walking are key elements of San Ramon's circulation system. The City has an extensive network of bikeways, sidewalks, and trails that enhance neighborhood accessibility and help to reduce reliance on the private automobile.

Figure 5-2 identifies the location of the City's existing and planned bicycle routes, and Table 5.6 categorizes these routes by "class". Bicycle routes are grouped into three different categories, all of which have standards for width, signs, and pavement marking. A "Class I" bikeway, also referred to as a bike path, is a right-of-way that is completely separated from any street. A "Class II" bikeway, or bike lane, is a one-way, striped, and signed lane on a street. A "Class III" bike route shares the road with pedestrians and motor vehicle traffic and is marked only by signs. With the exception of the Iron Horse Trail, Class I bike paths from Bent Creek to Old Ranch Park, and a "Cross-Valley" trail in the PG&E right-of-way, all bikeways in San Ramon are Class II or III, located on City rights-of-way. It is the City's goal to provide and maintain a safe and comprehensive bicycle and pedestrian system that connects all parts of the City.

GUIDING POLICY

- 5.6-G-1 Encourage bicycling and walking as alternatives to the automobile.

IMPLEMENTING POLICIES

- 5.6-I-1 Establish a network of on- and off-roadway bicycle routes to encourage their use for commute, recreational, and other trips. Improve and expand bicycle routes for commuters in San Ramon. The design of bike routes shall consider the safety of cyclists.
- 5.6-I-2 Develop bicycle routes that provide access to schools and parks.

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- 5.6-I-3 Emphasize the Iron Horse Trail as a major north-south route for non-motorized transportation.

The Iron Horse Trail is an ideal corridor for a bicycle path because it is flat and continuous through the entire San Ramon Valley, and it links residential areas with Bishop Ranch Business Park. With a proposed path and landscaping for walkers, joggers, equestrians, and bicyclists, this Southern Pacific Railroad right-of-way is one of San Ramon's primary public assets. The East Bay Regional Park District proposes a Class I bike route along the entire rail corridor from the Alameda/Santa Clara County line north to Martinez. Any proposal for uses other than non-motorized forms of travel will require mitigation and public participation.

- 5.6-I-4 Require bicycle parking, storage and other support facilities as part of any new office and retail developments and public facilities.

Studies have indicated the importance of providing well-located, secure bike storage facilities at employment sites, shopping and recreational areas, and schools in order to facilitate bike use. The City shall seek assistance from major employers to provide similar facilities for their employees.

- 5.6-I-5 Develop a series of continuous walkways within Bishop Ranch Business Park, commercial districts, and residential neighborhoods so they connect to one another.

Sidewalks should be creatively designed to invite safe and pleasant use by pedestrians and should be free of

obstacles such as signs. Sidewalks should be protected or separated from traffic.

- 5.6-I-6 Continue to carry out requirements to make public rights-of-way accessible to physically disabled persons.

- 5.6-I-7 Adopt a Bicycle Master Plan that considers sources of statewide funding for bicycle programming.

- 5.6-I-8 Encourage alternate fuel sources, such as charging stations, as part of new large development projects to reduce the use of traditional fossil fuel burning vehicles.

- 5.6-I-9 Study the feasibility of bicycle/pedestrian overcrossings on the Iron Horse Trail at Bollinger Canyon Road and Crow Canyon Road.

- 5.6-I-10 Ensure that roadway improvement projects do not decrease mobility or accessibility for bicyclists or pedestrians.

Table 5.6-1: Bicycle Routes by Classification

	<i>Existing</i>	<i>Proposed</i>
Alcosta Boulevard (between Crow Canyon Road and Veracruz Drive)	Class II	
Alcosta Boulevard (between Veracruz Drive and San Ramon Valley Boulevard)	Class III	
Bishop Drive (between Norris Canyon Road and Sunset Drive)	Class II	
Bollinger Canyon Road (between Norris Canyon Road and Crow Canyon Road)	Class III	
Bollinger Canyon Road (between San Ramon Valley Boulevard and Norris Canyon Road)	Class II	
Bollinger Canyon Road (between Crow Canyon Road and Deerwood Drive)	Class II	
Bollinger Canyon Road (north of Deerwood Drive)		Class II
Bollinger Canyon Road (between Alcosta Boulevard and San Ramon Valley Boulevard)	Class III	
Broadmoor Drive (between Montevideo Drive and Alcosta Boulevard)	Class III	
Cross Valley Trail (between Tareyton Avenue and Alcosta Boulevard)		Class I
Crow Canyon Road (east of Alcosta Boulevard)	Class II	
Davona Drive	Class III	
Deerwood Road (between San Ramon Valley Boulevard and Deerwood Drive)	Class II	
Deerwood Drive		Class III
Dougherty Road		Class II
Fostoria Parkway (San Ramon Valley Boulevard to Crow Canyon Place)	Class II	
Fostoria Parkway (Crow Canyon Place to Iron Horse Trail)		Class III
Kimball Avenue	Class III	
Montevideo Drive	Class III	
Norris Canyon Road (east of San Ramon Valley Boulevard)	Class II	
Norris Canyon Road (between San Ramon Valley Boulevard and Bollinger Canyon Road)	Class III	
Norris Canyon Road (between Bollinger Canyon Road and western City limits)	Class II	
Pine Valley Road	Class III	
Pine Valley Road (between San Ramon Valley Boulevard and Westside Drive)	Class II	
San Ramon Valley Boulevard	Class II	
Stagecoach Road	Class II	
Sunset Drive	Class III	
Village Parkway	Class II	
Westside Drive	Class II	

6

Parks and Recreation

San Ramon is committed to creating and maintaining a park system that meets citizens' recreational needs and contributes to the City's positive image. The presence of well-designed parks and community facilities is essential to the health and well-being of a community. Parks and community facilities in San Ramon have improved and are striving to achieve the ideal envisioned by the City and its citizens.

6.1 PARKS AND COMMUNITY SERVICES MASTER PLAN

The primary guiding tool is the Parks and Community Services Master Plan developed by the Parks and Community Services Commission. It is a blueprint that guides park and community service development until 2006 and, in conjunction with the General Plan, acts as a guidance tool to City Council, the Planning Commission, the Parks and Community Service Commission, and the public. The Master Plan outlines guiding and implementing policies for parks, facility and program development, and operations, and aims to address the needs of residents as the community grows and changes.

The City's current standard for functional public parkland is 6.5 acres per 1,000 residents, comprised of 4.5 acres of neighborhood parks (those serving residents living within a half mile radius) and two acres of community parks (those serving residents within a three-mile radius). This standard is

achievable under the 2020 General Plan if the City is successful in securing the proposed public parkland.

Since incorporation, the City has successfully pursued an ambitious program of park development. Neighborhood parks at school sites, expansions of San Ramon Central Park, parks established in new subdivisions, and preservation of significant creek corridors have been included in this program. Providing for parks and recreation services in San Ramon and its Sphere of Influence falls within the jurisdiction of the City, as well as several local, regional, and state agencies, private businesses, local homeowners' associations, and numerous special interest organizations.

6.2 CLASSIFICATION AND STANDARDS

The City provides its residents with several types of parks and facilities. Parks are defined as land owned or leased by the City and used for public recreational purposes. Parks in San Ramon are classified below.

- ***Neighborhood Park:*** A park or playground at least two acres in size, developed primarily to serve the recreational needs of citizens living within a half mile radius of the park. The City's standard for neighborhood parks is 4.5 acres per 1,000 residents.
- ***School Park:*** A neighborhood park developed, improved, and maintained on school grounds by the City. School parks are utilized jointly by students and by residents from the surrounding neighborhoods. Since school parks are only available for use by the general public during non-school hours, only half of the total acreage is applied to the neighborhood park standard.

- **Community Park:** A larger park or facility developed to meet the park and recreational needs of those living or working within a three-mile radius. Community parks vary from 10 to 60 acres. The standard for this type of park is 2.0 acres per 1,000 residents of the City.
- **Regional Park:** A park having a wide range of improvements not usually found in neighborhood and community parks and designed to meet the recreational needs of the entire regional population. A regional park must be over 200 acres in size, including both land and water bodies and should be within 30 minute driving time from the residents it serves. Recreational facilities, confined to a Recreation Staging Area, must not occupy more than 30 percent of the park's area, leaving 70 percent of the park's area to remain in its natural state. Recreational facilities might include a golf course, a zoo, a nature area, and/or hiking or equestrian trails. Some of these facilities may be under lease to community groups.
- **Specialized Recreation Area:** A recreation area or facility devoted to a very specific activity or use. A linear park, more commonly referred to as a trail, is one example, as are swimming pools and tennis courts.

The above listed parks generally require primarily flat land (functional acreage) that can be developed into sports fields, tennis courts, picnic areas and children's play areas. Any sloped terrain proposed for parkland must be deemed suitable for additional recreational amenities that adequately serve the community.

6.3 DOUGHERTY VALLEY

Standards for future park development in the Dougherty Valley have been outlined in the Dougherty Valley Specific Plan and the Memorandum of Understanding between Contra Costa County, the City of San Ramon, Shapell Industries of Northern California, and Windemere Ranch Partners Relating to the Development of the Dougherty Valley ("Settlement Agreement").

Table 6.3-1: Proposed Parks and Open Space in Dougherty Valley

Park Type/Facility	Acres
Parks	
Community Parks (1)	72
Neighborhood Parks (8)	40-80
Neighborhood Parks at School Sites (7)	55
Pocket Parks (12)/Tot Lots (variable)	12-48
Creek Corridors	217
Staging Areas (2)	6-9
Total Parkland	402-481
Open Space	
Unimproved Open Space	2,093
Improved Open Space	311
Total Open Space	2,404
Total Parkland and Open Space	2,806-2,885
Other Parks and Recreation Facilities	
Community Center (1)	<1
Library (1)	<1
Senior Center (1)	<1

Source: Dougherty Valley Specific Plan, 1996.

The Settlement Agreement provides that the developers shall “exceed the (County) General Plan’s growth management goals for neighborhood parks and overall, provide parks at a rate of 6.5 acres of developed parkland per 1,000 population and that they will have a balance of active and passive uses within those parklands.”

As shown in Table 6.3-1, the Dougherty Valley development as approved by Contra Costa County will include 12 pocket parks of one to four acres each, eight neighborhood parks of five to ten acres each, seven school parks totaling 55 acres, and one community park of approximately 72 acres, for a total of up to 255 acres of developed parkland. A community center, library, and senior center will also be provided.

6.4 PUBLIC/PRIVATE RECREATION AREAS AND FACILITIES

The East Bay Regional Park District (EBRPD) is the primary provider of regional park space and activities in Contra Costa and Alameda Counties. EBRPD is responsible for recreational development and maintenance of regional parks, preserves, and trails. In San Ramon, the Iron Horse Trail, Bishop Ranch Open Space, Little Hills Ranch Recreation Area, and Las Trampas Regional Wilderness are all EBRPD parklands. The EBRPD is committed to coordinating jointly managed regional trails with local communities such as San Ramon.

Other trails proposed in the Planning Area will exist along the western edge, along Dougherty Road, in Tassajara Valley, within the Eastside Specific Plan, the Northwest Specific Plan, and Bollinger Canyon subarea. Both the City and EBRPD are committed to providing trails, parks, and open space in San

Ramon. The trail system is portrayed in the General Plan Diagram in the Land Use Element.

Table 6.4-1 provides an inventory of the public and private recreational areas within the City. There are five categories: developed parks and related facilities, City-owned undeveloped parkland, future parkland development, East Bay Regional Park District facilities, and existing private facilities. Figure 6-1 illustrates existing parkland in San Ramon.

Table 6.4-1: Existing Parks and Undeveloped Parkland

<i>Park Type</i>	<i>Acres</i>
Community Parks	
Existing (2)	76.0
Under Construction (1)	16.0
<i>Community Parks Subtotal</i>	92.0
Neighborhood Parks¹	
Existing (13)	67.5
Under Construction (4)	18.7
<i>Neighborhood Parks Subtotal</i>	86.2
Specialized Recreation Areas	
Existing (3)	18.0
Under Construction (2)	17.0
<i>Specialized Recreation Areas Subtotal</i>	35.0
<i>Total Existing</i>	161.5
<i>Total Under Construction</i>	51.7
Total Undeveloped	38.5
Total	251.7

¹Includes school sites and pocket parks.

Source: City of San Ramon Parks and Community Services Department, 2001

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Figure 6-1
Parks

San Ramon has over 250 acres of existing parkland and parkland under construction. An additional 40 acres of City-owned parkland is undeveloped. This includes Athey Lot (3 acres), Henry Ranch Park (18 acres), Old Ranch Park North (13 acres), and San Catanio Creek Park (4.5 acres). The City's Parks and Community Services Department estimates the current ratio of park acreage per 1,000 residents to be 5.4.

6.5 20-YEAR NEEDS AND PLANNED PARKS

With the additional parkland in Dougherty Valley, a specialized recreation area in Big Canyon on the Westside and the planned park and school in the Northwest Specific Plan area, the total of existing and planned parkland will be about 670 acres, as shown in Table 6.5-1.

Table 6.5-1: San Ramon Parks - Proposed and Need to 2020

	Acres
Existing and Undeveloped Parks	251.7
Proposed Parks	
Dougherty Valley	280.0
Faria	17.0
Other (e.g. Big Canyon)	123.5
<i>Total Existing and Proposed Parks</i>	<i>672.2</i>
Park Need (based on 6.5 acres/1,000 residents)	620.0
Ratio Achieved at Buildout (acres/1,000 residents)	7.0
Additional Acreage Provided by the General Plan	52.2

Source: Dyett & Bhatia, 2001.

A planned buildout population of 96,020 will result in a future need of about 620 acres at 6.5 acres of parkland per 1,000 residents. The General Plan proposes 52 acres more than this need. The future ratio will be 7.0 acres per 1,000 residents, an increase from the current ratio of 5.4 acres per 1,000 residents.

GUIDING POLICY

6.5-G-1 Create and maintain a high-quality public park system for San Ramon.

IMPLEMENTING POLICIES

6.5-I-1 Establish and maintain a standard of 6.5 acres of public parks per 1,000 residents, and public facilities to be within one-half mile of all homes with only usable acreage considered in meeting this standard.

It is the City's intent to meet this criterion with functional acreage only. Private recreation facilities (such as golf courses and homeowners' association amenities including mini parks, tot-lots, and picnic areas) shall not be substituted for required parkland.

6.5-I-2 Provide varied community park and recreational opportunities accessible to all City residents.

It is the City's goal to ensure that parks in San Ramon are easily accessible to its citizens, including the physically disabled, and to provide recreational equipment that people of all ages and abilities can use.

6.5-I-3 Establish a minimum size for neighborhood parks of two acres or more.

Smaller parcels cannot accommodate recreational facilities that make neighborhood parks work.

- 6.5-I-4 Provide passive and active elements within the City's parks to meet the needs of citizens of all ages and interests.

While it is important to provide recreation facilities for athletics and team sports, it is equally important to develop natural settings for the enjoyment of passive activities, such as picnicking or walking.

- 6.5-I-5 Require residential developers to make contributions to the City's park system.

The City's Parkland Dedication Ordinance shall be applied to all residential development and shall be used to determine a developer's dedication of functional park acreage. In-lieu fees are required when suitable land is not available or desired for dedication. Such fees are intended to give the City flexibility to purchase parkland elsewhere in the City or to improve existing parks.

- 6.5-I-6 Encourage contributions to the City's park system by non-residential developers.

In addition to improving park facilities for its residents, it is the City's goal to provide active and passive parks for use by employees of San Ramon businesses. The park needs of this group can be partially met by encouraging contributions of parkland or funds from non-residential developers.

- 6.5-I-7 Complete all parkland dedication requirements for each development prior to occupancy.

- 6.5-I-8 Encourage the development of landscaped and dedicated open spaces, parkways, trail systems, and special community service facilities in new developments.

Trails or undevelopable portions of active parks shall not be included when calculating the City's park acreage standard.

- 6.5-I-9 Cooperate with the San Ramon Valley Unified School District to promote joint development and use of school sites located within the City and its Sphere of Influence.

Joint development and use of school sites is especially important in developed areas where park standards have not yet been achieved. This approach will help meet community needs for neighborhood parks during periods of parkland acquisition and development.

- 6.5-I-10 Seek partnership opportunities with the private sector and with other public agencies to enhance park facilities and provide leisure time activities.

- 6.5-I-11 Identify, acquire, and preserve sites of historic interest.

- 6.5-I-12 Cooperate with the East Bay Regional Park District to further preserve open space, ridgelines, and corridors of scenic beauty in and around San Ramon.

Within San Ramon's sphere of influence, the East Bay Regional Park District manages and maintains the Bishop Ranch Open Space, the Little Hills Recreation Area, and Las Trampas Regional Wilderness. San Ramon continues to work with the Park District to identify, preserve and develop additional areas for parks and open space of regional significance.

- 6.5-I-13 Designate Big Canyon within the Westside subarea as a nature preserve and seek to add it to the City's park system as a specialized recreation area with limited access.

- 6.5-I-14 Adopt and implement a 10-year Parks and Community Services Master Plan to be reviewed biennially and updated quadrennially.

The Parks and Community Services Commission implements the Master Plan, updates it biennially, and ensures that the development of parks and community facilities proceed as planned.

- 6.5-I-15 Adopt a service level "A" of maintenance in all our parks and recreational facilities. The maintenance and upkeep of parks and recreational facilities is necessary for the economic health of the community as stated in San Ramon's Parks and Recreation Master Plan.

7

Public Facilities and Utilities

While all of the elements in the General Plan are different and distinctive from one another, each are vital to achieving the City's vision. The Growth Management Element assures that development will not result in the deterioration of needed services and infrastructure. It describes the performance standards that the City strives to achieve and maintain in order to create the environment in which San Ramon residents want to live. The Land Use Element describes the physical setting and standards desired for development. It sets forth a comprehensive set of policies, which will guide the future use and development of land within the City as well as the unincorporated area within its Sphere of Influence. It ties together each of the other elements in the General Plan.

In contrast to these two elements, the Public Facilities and Utilities Element looks at aspects relating to specific functional needs. Policies in this element are complemented by those in the Growth Management and Land Use elements, and work together in achieving the City's vision.

This Element identifies the capital improvements and facilities needed to serve San Ramon, including cultural, civic, and educational facilities, as well as utilities and communication systems. This Element also sets forth standards desired by the community for its public schools, private institutions, public utilities, and solid waste management. It is the City's goal to

guarantee a full range of high quality public and private facilities and services so as to ensure each resident a safe, healthy, and attractive living environment.

7.1 COMMUNITY FACILITIES

San Ramon's commitment to providing the community with outstanding public places is reflected in the number and quality of facilities it has built: the library (1988), the community center (1989), the senior center (1992) and its service center (1993), and the dog park, skate park, and aquatic center (1999). The City Center represents an opportunity to create a vital and exciting focal point for the community, as well as a distinctive City entry point. The City also assumed operation of the Olympic Pool in 1988. Figure 7-1 illustrates the public facilities in San Ramon.

Construction of two community gymnasiums at Pine Valley and Iron Horse Middle Schools is also underway. These facilities are a joint venture between the City and the San Ramon Valley Unified School District and will be 13,500 and 27,000 square feet respectively. Both are expected to open by January 2002.

These facilities do more than provide public services; they are also symbols, which promote pride and collective self-esteem and foster a sense of place, mutual ownership, and community. While these public places serve a wide variety of social, cultural, and recreational needs, service demands have resulted in rapid growth of the programs and activities offered by the City.

Performance standards for community facilities are discussed further in the Growth Management Element.

SAN RAMON GENERAL PLAN 2020



Figure 7-1
Community Facilities

FACILITY CLASSIFICATIONS

The following classifications of public places and facilities are used in San Ramon. Performance standards for community centers and libraries are included in the Growth Management Element.

- **Community Center.** A facility designed to meet the needs of the population for civic meetings, recreational activities, social gatherings, and cultural enrichment such as the San Ramon Community Center and the San Ramon Senior Center Park and Gardens.
- **Community Theater.** A cultural facility that provides space for concerts, plays, lectures and shows. There are two types of facilities: studio and proscenium theaters. A studio theater is a facility of up to 250 seats that can be rearranged to accommodate a variety of theatrical productions. A proscenium theater is a larger facility with permanent raked seating capacity of approximately 450.
- **Civic Center.** An area within the City Center that includes public buildings, such as a City Hall or performing arts theater, for which both public and private investment is expected to occur.
- **City Center.** A central gathering place, which provides civic, commercial, and social activities. A City Center may include a performing arts theater, compatible retail stores, art galleries, and other pedestrian-oriented uses, as recommended by the City Center Task Force.
- **Library.** A facility in which literary, artistic, and reference materials are kept for public use and circulation.

GUIDING POLICY

- 7.1-G-1 Provide public and cultural facilities that contribute to the City's positive image and enhance community identity.

IMPLEMENTING POLICIES

- 7.1-I-1 Develop and implement a City Center. See Implementing Policy 4.7-I-5.

The City Center is anticipated to be a place for City Hall, a community theater, and other public buildings such as a museum, within the City Center area. Compatible private structures and uses may also be integrated into this "civic hub" for San Ramon.

- 7.1-I-2 Maintain City performance standards for libraries in cooperation with the Contra Costa Library System and strive to achieve superior services.

The City should explore a variety of options to increase library space and services as growth in population occurs. Possibilities include the construction of a new building, the use of an existing building as an annex, as well as the joint use of public or private facilities.

- 7.1-I-3 Ensure that public facilities (e.g. community center, senior center, library, etc.) are provided on a timely basis in the Dougherty Valley according to the terms of the 1994 Settlement Agreement.

- 7.1-I-4 Establish a teen center in the City Center or at a dedicated facility elsewhere in the City.

7.2 EDUCATIONAL FACILITIES

School districts are exempt from local regulations and cannot be required to adhere to City General Plan policies. However, cooperation between the City and the School District is essential in order to provide high quality educational facilities.

EXISTING ENROLLMENT AND CAPACITY

The San Ramon Valley Unified School District (SRVUSD) serves the entire San Ramon Planning Area, as well as Danville and Alamo. Within San Ramon, the District operates eight elementary schools (grades K-5), two middle schools (grades 6-8), one high school, and VENTURE, an independent study school (grades K-12). As of January 1, 2001, approximately 8,275 of this District's 20,735 students attended schools in San Ramon. Figure 7-2 illustrates school sites in San Ramon.

PROJECTED SCHOOL ENROLLMENT

Residential development in Dougherty Valley is underway. According to the Settlement Agreement, four elementary schools, up to two middle schools, and one high school will be built as needed. There is also the potential for a community college to be located in this area, which would be built and operated by the Contra Costa Community College District. School size and acreage requirements are based on school district and County General Plan standards.

Table 7.2-1: San Ramon Valley Unified School District Schools, Enrollment, and Capacity in San Ramon (2000-2001)

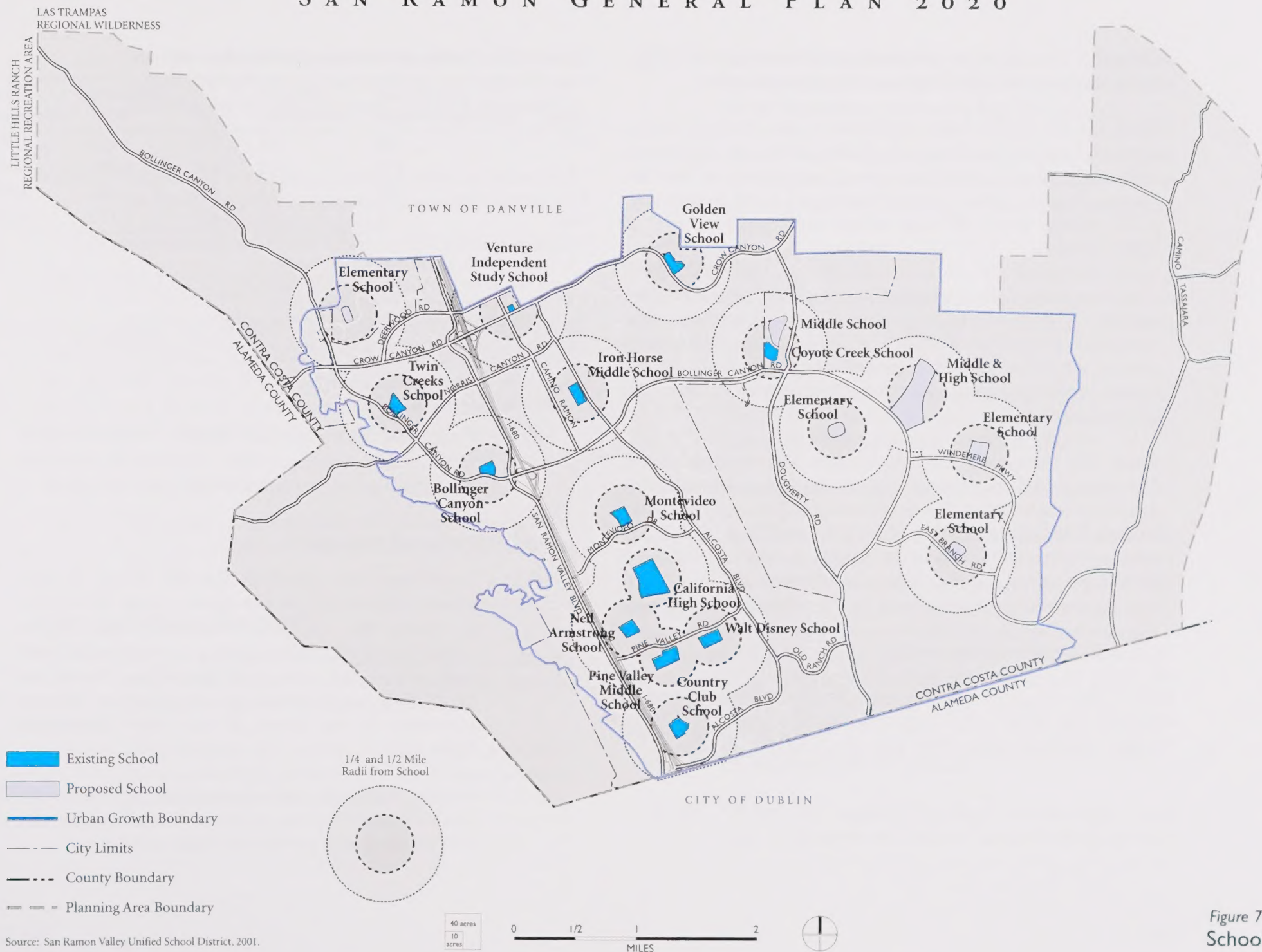
<i>Level</i>	<i>Enrollment</i>	<i>Capacity</i>
Elementary (K-5)		
Bollinger Canyon Elementary School	510	540
Country Club Elementary School	655	720
Coyote Creek Elementary School	300	740
Golden View Elementary School	580	600
Montevideo Elementary School	545	600
Neil Armstrong Elementary School	465	540
Twin Creeks Elementary School	410	540
Walt Disney Elementary School	520	600
Middle (6-8)		
Iron Horse Middle School	825	1,000
Pine Valley Middle School	960	960
High School (9-12)		
California High School	1,990	2,170
Alternative Education		
VENTURE	505	n/a ¹
Total	8,275	9,010+

¹"n/a" means data not available.

Source: San Ramon Valley Unified School District, 2001.

As part of its efforts to regulate the impacts of growth and provide excellent services for its citizens, San Ramon has developed a school performance standard to ensure that new schools will be in locations accessible to school age children, that adequate capacity is available to meet projected enrollment needs, and that future development will provide sufficient facilities for education as well as extra-curricular activities. Refer to the Growth Management Element for additional information on school standards.

SAN RAMON GENERAL PLAN 2020



Source: San Ramon Valley Unified School District, 2001.

Figure 7-2
Schools

Table 7.2-2 summarizes projected enrollment by school type in San Ramon using District student generation rates.

Based on SRVUSD's student generation rates, buildout of the General Plan and the Dougherty Valley Settlement Agreement will result in a projected increase in enrollment in the San Ramon Valley Unified School District of 3,285 elementary, 1,530 middle, and 2,390 high school students, for a total of 7,205 students.

The Dougherty Valley Specific Plan identifies four elementary schools. The first school, Coyote Creek Elementary, was completed in the Fall of 2000. The two remaining elementary schools are to be completed in 2005 and 2014. Similarly, the middle and high school are to be constructed in 2004 and 2009 respectively.

Until the proposed school facilities are completed in Dougherty Valley, students will be accommodated within existing schools – Walt Disney Elementary School, Iron Horse Middle School, and California High School. The cost of this interim service will be borne by Dougherty Valley developers. Therefore, as schools in Dougherty Valley are completed, enrollment within existing schools will decrease as students transfer to Dougherty Valley schools. New elementary school enrollment (880 students) is expected to be accommodated by existing school capacity and by one additional school in the Northwest Specific Plan area. Existing middle and high schools are likely to be able to accommodate the projected additional enrollment of 420 and 545 students, respectively.

Table 7.2-2: Projected Enrollment in San Ramon

Grade	Development Approved/Underway	Additional Development	Total ¹	Dougherty Valley ²	Total Enrollment
K-5	420	535	955	2,330	3,285
6-8	170	295	465	1,065	1,530
9-12	200	410	610	1,780	2,390
Total	790	1,240	2,030	5,175	7,205

¹Projections assume student generation rates of (per household unit);

K-5: 0.519 (single family), 0.079 (multi family)

6-8: 0.172 (single family), 0.058 (multi family)

9-12: 0.187 (single family), 0.087 (multi family)

²Projections based on Dougherty Valley Settlement Agreement (1994).

Source: San Ramon Valley Unified School District, 2001; Dyett & Bhatia 2001.

GUIDING POLICY

- 7.2-G-1 Cooperate with the San Ramon Valley Unified School District to ensure that all school age children have equal access to equitable facilities.

IMPLEMENTING POLICIES

- 7.2-I-1 Coordinate with the San Ramon Valley Unified School District and the Dougherty Valley developers to ensure that all future elementary and middle school sites shall be developed as "school parks" and that schools are open and operational based on population needs during the development process according to the terms of the 1994 Settlement Agreement.
- 7.2-I-2 Require that residential development pay fees to the School District for the acquisition of school sites to provide adequate, permanent classroom space.

The City endeavors to work closely with the District to ensure that all new school facilities are within close proximity to the neighborhoods they are intended to serve.

- 7.2-I-3 Support efforts to locate a community college within the Dougherty Valley in cooperation with the Contra Costa Community College District.

7.3 INSTITUTIONS

Many services that benefit the San Ramon community are provided by private businesses or public agencies other than the City. The General Plan does not control the provision of such services. It does, however, establish policies to facilitate the availability of services in the City.

GUIDING POLICY

- 7.3-G-1 Encourage development of private educational, cultural, childcare, and medical facilities in San Ramon.

IMPLEMENTING POLICIES

- 7.3-I-1 Require participation by developers of residential and nonresidential projects to assist in funding public or nonprofit facilities and services.

These facilities and services include child care centers and a cultural center for use by San Ramon residents, as well as people who work in the City.

- 7.3-I-2 Facilitate the provision of safe, affordable, and quality elder care and child care facilities and services for families who reside or work in San Ramon.

- 7.3-I-3 Actively work with public, private, and non-profit service providers to create and expand opportunities for elder care facilities, programs, and services in San Ramon.

- 7.3-I-4 Encourage the development of a variety of housing and recreational options for senior citizens in areas of the City close to services and facilities, including transportation.

The Senior Center is a good example of a facility that provides a variety of activities, such as art and music classes, dancing, gardening, and field trips.

- 7.3-I-5 Locate child care facilities in residential areas.

San Ramon's Zoning Ordinance permits limited day care in all residential districts. Approval of conditional use permits is required for Large Family Day Care and General Day Care in certain zoning districts.

Child care facilities require sufficient space for outdoor activity, and should be located so as to minimize the impacts of traffic, parking and noise. The need for and the location of childcare facilities should be determined at the time an area-wide plan, tentative map or development plan is approved.

- 7.3-I-6 Update and expand the City's School-Aged Child Care Ordinance to include non-school-aged child

care in order to meet the growing needs of the community.

7.3-I-7 Make provisions for houses of worship and preschool facilities in residential areas on arterial or collector streets.

7.3-I-8 Encourage and support public facilities and services that contribute to the maintenance and long-term success of a vibrant San Ramon Regional Medical Center.

The San Ramon Medical Center is one of the premier medical facilities in the Tri-Valley with new laser heart surgery and a new out-patient surgery wing. The City can help support the Center by working with transit providers to ensure good transit service with conveniently located transit stops and by facilitating partnerships with emergency service providers, such as the City of San Ramon Police Department and the San Ramon Valley Fire Protection District.

7.3-I-9 Allow businesses that can benefit from close association with the Regional Medical Center to locate on adjacent sites designated for mixed use development.

7.3-I-10 Evaluate the feasibility of providing off-site parking at the City Center with transportation service to the medical center.

7.4 UTILITIES

AT&T Broadband currently serves San Ramon for cable television, Pacific Bell for telephone services, and Pacific Gas and Electric for natural gas and electrical needs. However, new technologies are forcing the merger of services offered by utility providers, especially in the communications field.

The Federal Telecommunications Act of 1996 recognized the emerging and converging telecommunications technologies, and set new national policies to encourage future development. This Act has significant implications for San Ramon in that it recognizes the value of rights-of-way as part of telecommunications infrastructure and grants local governments broad authority to regulate cellular towers and other infrastructure needed for wireless communications.

Given the City's large employment base, combined with future development in the Dougherty Valley, San Ramon must facilitate the use of these new technologies. Many businesses now consider the communications capacity of places where they want to do business as part of their relocation criteria. Increasingly, firms look for communities that offer electronic amenities such as fiber optic and satellite linkages, which are necessary to support activities like telecommuting and teleconferencing programs.

Bishop Ranch Business Park is now equipped with a fiber optic system called SONET (synchronous optical network), which will enable high-speed connections whereby people can communicate and see one another on their personal computers. San Ramon welcomes the arrival of advanced communication networks and will work with utility providers

to offer a wide range of technology services for both residents and businesses within our community.

GUIDING POLICY

- 7.4-G-1 Ensure the provision of adequate communication and utility systems for existing and future residents and the business community.

IMPLEMENTING POLICIES

- 7.4-I-1 Cooperate with Pacific Gas and Electric Company (PG&E) to monitor future utility expansion to ensure that facilities are designed and planned with minimal impact on existing and future residents.

The issue surrounding electric magnetic fields (EMF's) will be debated for many years to come. Based on the scientific uncertainty that exists in this field, the City will monitor developments in this area and will continue to follow the principles of "prudent avoidance."

- 7.4-I-2 Work with PG&E to improve transmission line corridors with attractive, community-serving uses and to upgrade the appearance of the transmission line corridors in conjunction with an expansion or co-use of the corridor.

Ornamental planting and recreational uses, including trails and playing fields, should be encouraged.

- 7.4-I-3 Require new development to underground all utility lines needed to serve the future buildings and their occupants, and work with PG&E to underground

utilities in existing residential neighborhoods, making the Southern San Ramon area a priority.

The Zoning Ordinance requires underground utilities in all new development. Requiring utility lines to be underground will help improve the visual environment and create an attractive community.

- 7.4-I-4 Continue to underground existing overhead utility lines throughout the City with available funding.

The City is exploring alternate sources of funding in addition to PG&E monies available under Rule 20(a), to underground overhead lines.

- 7.4-I-5 Continue to monitor cable services and encourage competition to ensure the highest quality service consistent with Federal Communications Commission guidelines.

- 7.4-I-6 Encourage utility providers to foster better access, use, and distribution of multi-media products, including fiber optics, wireless technologies, and satellite communications.

- 7.4-I-7 Encourage all new development to provide the technology to support multiple telecommunications facilities and providers.

- 7.4-I-8 Develop regulations for the installation of utilities and telecommunications facilities to minimize potential impacts to the community.

One component of the advanced telecommunications network is wireless services, which use equipment such

as panel antennas and satellite dishes. Potential impacts associated with this equipment include land use compatibility, health and safety concerns, and equipment aesthetics. These issues shall be researched and appropriate siting criteria adopted for installing wireless infrastructure within the City.

7.5 SOLID WASTE

The City of San Ramon contracts with Valley Waste Management (VWM) for the collection and hauling of franchised solid waste, residential recycling, and green waste. This contract will expire in October 2004 but may be extended by up to two years. San Ramon also contracts with Republic Services of Northern California to send its solid waste to the company's Vasco Road Sanitary Landfill in Alameda County. In 2005, 2010, or 2015, the City may renew its contract with Republic Services or seek out another service provider.

HISTORIC USE

Table 7.5-1 includes estimates of waste generation for the City of San Ramon. These estimates are derived by extrapolating data from the City's 1990 Source Reduction and Recycling Element (SRRE) using the State adjustment methodology.

Table 7.5-1: San Ramon Solid Waste Generation Factors

Year	Residential Generation	Non-residential Generation
1995	24,307 tons	25,300 tons
1996	27,370 tons	28,488 tons
1997	33,418 tons	34,782 tons
1998	38,404 tons	34,057 tons
1999	44,997 tons	46,884 tons

Source: San Ramon City Manager's Office, Environmental Services Management, 2001

Solid waste management is a major concern to California citizens, particularly since the passage of Assembly Bill 939, the Integrated Waste Management Act (1989). Under this Act, San Ramon has had to develop and implement a solid waste management program covering the period through the year 2005. In addition, the California Public Resources Code 41780A2 directs that cities and counties divert 50 percent of solid waste produced within their jurisdiction by January 1, 2000, through source reduction, recycling, and composting activities. In 1999, San Ramon's reporting-year diversion rate was estimated at 53 percent.

AB939 also established a solid waste management hierarchy for cities and counties. First, reduce the amount of waste generated. Second, reuse materials to the greatest extent possible. And finally, recycle materials instead of disposing of them at the landfill.

Although cities within Contra Costa County currently have full disposal capacity at nearby landfills, it is important that all jurisdictions develop programs to divert waste from the landfill stream. Readily available land to construct new landfills in the future is no longer guaranteed.

While both San Ramon and Contra Costa County feature progressive waste management plans, the need to divert significant parts of the City's waste stream through recycling and reuse remains. The maintenance and strengthening of such programs remains a key issue given the City's proposed growth. A City-wide increase in the interior and exterior storage areas and collection centers for recycling and green waste merits serious consideration. Additionally, as the waste created by construction and demolition activities in the planning area may adversely affect the City's recycling efforts, recycling plans for builders could aid in San Ramon's recycling efforts.

GUIDING POLICY

- 7.5-G-1 Manage solid waste so that State diversion goals are exceeded and the best possible service is provided to the citizens and businesses of San Ramon.

IMPLEMENTING POLICIES

- 7.5-I-1 Provide the best possible service for the collection of garbage, recyclables, and green waste at the lowest possible cost.
- 7.5-I-2 Provide and promote opportunities to reduce waste at home and in businesses, and make possible the safe disposal of hazardous materials.

The dissemination of public information should be coordinated with the public education efforts offered through the County-wide Clean Water Program.

- 7.5-I-3 Establish a permanent community-serving recycling center at an accessible and convenient location.

- 7.5-I-4 Require builders to incorporate interior and exterior storage areas for recyclables into new commercial and residential remodeled buildings, and encourage remodeled buildings (both residential and commercial) to make recycling activities more convenient for those who use the buildings.

Existing commercial businesses and residential development should be encouraged to install recycling receptacles on their premises.

- 7.5-I-5 Comply with State requirements for proper handling and storage of solid waste, recyclables, and hazardous materials, diversion of solid waste from landfills, and provision of programs to make these activities feasible.
- 7.5-I-6 Obtain input from the public to ensure that solid waste programs effectively address community needs and issues.

The Environmental Affairs Advisory Committee, composed of San Ramon citizens, advises the City Council regarding a number of environmental issues affecting the City, including solid waste management.

Part III: Resource Management

Open Space and Conservation

The county's natural resources encompass rich, varied terrain, and include the highly valued by residents. These resources include the forested, mountainous landscape, wetlands, open spaces, and parks. These resources provide a variety of services, including recreation, wildlife habitat, and water supply. These resources are also a source of income for the county through the various taxes levied on them.

The county's natural resources are managed through a variety of programs. The county's Department of Planning and Development is responsible for the management of the county's natural resources. This department is responsible for the development of a variety of programs, including the Open Space and Parks Program, the Wetlands Program, and the Forest Management Program. These programs are designed to protect and enhance the county's natural resources, and to provide for the enjoyment of these resources by the county's residents.

The county's natural resources are also managed through a variety of other programs. The county's Department of Public Works is responsible for the management of the county's parks and recreation facilities. This department is responsible for the development and maintenance of a variety of parks and recreation facilities, including the county's parks, trails, and open spaces. These facilities are designed to provide for the enjoyment of the county's residents, and to provide for the protection and enhancement of the county's natural resources.

The county's natural resources are also managed through a variety of other programs. The county's Department of Planning and Development is responsible for the management of the county's natural resources. This department is responsible for the development of a variety of programs, including the Open Space and Parks Program, the Wetlands Program, and the Forest Management Program. These programs are designed to protect and enhance the county's natural resources, and to provide for the enjoyment of these resources by the county's residents.

4.2. POLYMER-BLENDED INK

The county's natural resources are also managed through a variety of other programs. The county's Department of Planning and Development is responsible for the management of the county's natural resources. This department is responsible for the development of a variety of programs, including the Open Space and Parks Program, the Wetlands Program, and the Forest Management Program. These programs are designed to protect and enhance the county's natural resources, and to provide for the enjoyment of these resources by the county's residents.

4.3. INK

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8

Open Space and Conservation

San Ramon's beautiful setting—the surrounding hills, ridges, creeks, and canyons—is highly cherished by residents. These open space resources are important, not only for aesthetic value, but also for environmental quality, habitat protection, recreation, water resources, and agriculture. These many functions of open space underscore the importance of careful land use planning.

The need for a new General Plan for San Ramon is the result of Measure G. This measure mandates the preparation of a new General Plan based on the principles of smart growth. A key component of this mandate is the preparation of a plan for the acquisition of ridgeline areas and agricultural lands contiguous to the City of San Ramon. These lands are to be preserved for open space purposes in perpetuity. In response to this mandate, this element of the General Plan includes an open space action plan that creates a structure for implementation by establishing and strengthening partnerships and coordination with relevant groups and agencies, securing funding sources, and establishing preservation and acquisitions priorities.

This element also encourages rural conservation through compatible development that preserves natural features, sensitive habitats, and agricultural resources. Development that may affect sensitive habitats is required to complete a

Natural Communities Conservation Plan under a proposed San Ramon Habitat Protection Program. Air and water quality are key components of conservation and the quality of life in San Ramon. As such, this element includes policies to preserve and enhance air and water quality in the planning area by working closely with responsible regional agencies and by incorporating these considerations into land use planning decisions. Finally, the preservation of archaeological, paleontological, and historic resources is also an important goal of this General Plan, and relevant policies are included in this element.

8.1 BIOLOGICAL RESOURCES IN SAN RAMON

Significant biological resources exist in the rural portions of the San Ramon Planning Area. The Land Use Element of the General Plan requires the preparation of a Natural Communities Conservation Plan under a proposed San Ramon Habitat Protection Program if significant floral and/or faunal resources would be affected by residential development in rural areas. These resources are outlined below and illustrated in Figure 8-1. Additional detailed information is included in the *Existing Conditions and Future Prospects Working Paper*.

FLORA

Natural vegetation throughout the Planning Area is typical of that occurring in the coast ranges and interior valleys of central California. Non-native grassland is the dominant vegetation type throughout the area with perennial species occurring infrequently on ridgetops and east-facing slopes. Scattered oak savannahs, comprised of mostly deciduous oak

species, occur in grasslands at middle elevations while live oak woodland is best developed on more moist north and east facing hillsides. Denser oak woodland occurs along drainages and riparian habitat, often in combination with arroyo willow riparian forest. Chaparral or scrub vegetation occurs on dry south and west facing slopes and along margins or openings in oak woodland at higher elevations. Freshwater emergent vegetation is associated with perennial standing water and seeps, which are scattered throughout the area. Two Federal Species of Concern—Congdon's tarplant and Diablo helianthella—are found in the Planning Area. These and other flora provide suitable habitat for several special status animal species.

FAUNA

Several special status animal species occur in the Planning Area. These species are designated by federal or state agencies as needing protection due to rarity or threats to their existence. The eastern portions of the Planning Area, including Dougherty and Tassajara Valleys, provide habitat for several special status animal species, including the California red-legged frog, Western pond turtle, California horned lark, and the San Joaquin kit fox. In the rural portions of the Planning Area, extensive scrub and riparian habitat areas are suitable for several special status animal species, including the California red-legged frog, California tiger salamander, Western pond turtle, Alameda whipsnake, Tricolored blackbird, Golden eagle, and the Burrowing owl. These species have not been observed in the Westside and Bollinger Canyon since only a small portion of those areas has been surveyed.

DEVELOPMENT AFFECTING BIOLOGICAL RESOURCES

Under General Plan policies, any rural residential development proposed in Bollinger Canyon and the Westside, both of which are primarily designated Rural Conservation in the General Plan, would have to ensure minimal disruption/loss of habitat that could support special status animal species. Clustering of residential development to preserve such habitat would be required, as proposed in the Rural Conservation policies of the Land Use Element. Natural Communities Conservation Plans, required for development that potentially would affect sensitive habitat, will help ensure this protection (see Implementing Policy 4.6-I-8). Finally, no development is currently proposed by the General Plan in the Tassajara Valley. When the Eastside Specific Plan is prepared, a natural areas protection program is to be included (for details, see Implementing Policy 4.7-I-3).

8.2 OPEN SPACE INVENTORY

To date, growth in San Ramon has generally preserved the hillsides and ridges in the area. West of the City, over 6,000 acres of undeveloped land, including peaks rising 1,400 feet above the valley floor, form an impressive backdrop for San Ramon. The specific plans for Westside and Dougherty Valley reflect the importance of open space protection in the City by setting aside over 80 percent and 50 percent of their respective plan areas as open space. This open space is in addition to the more than 1,000 acres of open space within the City limits set aside as a condition of development approval, much of which is located on the open ridges and hills to the east of Alcosta Boulevard.

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Figure 8-1
Biological Resources

Back of Figure 8-1

CLASSIFICATION OF OPEN SPACE

State planning law provides a structure for the preservation of open space by identifying four open space categories:

- **Open space for public health and safety** including, but not limited to, areas that require special management or regulation due to hazardous or special conditions. This type of open space might include: earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.
- **Open space for the preservation of natural resources** including, but not limited to, areas required for the preservation of plant and animal life, including: habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; coastal beaches, lakeshores, banks of rivers and streams; and watershed lands.
- **Open space used for the managed production of resources** including, but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams that are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- **Open space for outdoor recreation** including, but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores,

beaches, and rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Figure 8-2 illustrates a composite of these open space classifications established in State law. In addition to these classifications provided for in State law, a fifth is proposed as a means of implementing the Urban Growth Boundary (UGB) established in the Land Use Element of this General Plan:

- **Open space to shape and limit urban form** including, but not limited to, areas meeting other open space objectives, such as greenbelts and open space corridors established to implement community design goals or objectives. Some open space in Dougherty Valley and in the Northwest Specific Plan and Westside Specific Plan areas could also be classified as open space to shape and limit urban form.

The open space resources illustrated in Figure 8-2 are not intended to imply that the public interest would be best served by prohibiting development on all lands. Rather, these open space resources likely signify one of three possible scenarios depending upon the hazard potential, fragility, location, regulatory constraints, and other pertinent factors:

- All development should be prohibited.
- Development should be permitted on part of the land and the balance preserved as open space—a clustering concept.
- Development should be permitted subject to site plan and architectural review and the imposition of specific conditions to protect against hazards and preserve the integrity of the land and the environment.

Since incorporation, the City of San Ramon has relied on a combination of zoning and land donation/acquisition to secure and protect open space lands. The most important regulatory tool for the City has been the Resource Conservation Overlay District (RCOD), which was significantly strengthened by the voter initiative that adopted Ordinance 197 in 1990. The RCOD is described below.

DEVELOPMENT ON OPEN SPACE

In 1990, the City adopted Ordinance 197, a General Plan Amendment by initiative. Ordinance 197 requires that land within the City limits, or land annexed to the City, above the 500 foot elevation limit be subject to the RCOD. The RCOD restricts development adjacent to ridgelines, on steep slopes, and along creek corridors. Development is not permitted within 100 vertical feet of a major ridgeline, within 50 feet of a minor ridgeline, or within 100 feet of a creek or stream channel. Elsewhere in the RCOD a slope density formula applies:

- Where the slope exceeds 20 percent, only one unit per 320 acres is allowed, and that density must be transferred to a developable area;
- Where the slope is between 15 and 20 percent, the maximum density is one unit per 5 acres; and
- Where the slope is between 10 and 15 percent, the maximum density is one unit per acre.

Figure 8-3 shows land subject to the RCOD and the ridgeline and stream protection zones it is intended to preserve.

8.3 OPEN SPACE POLICIES

The policies of this section reflect an open space action plan in response to the Measure G mandate to acquire ridgeline areas and agricultural lands contiguous to the City of San Ramon for preservation as open space in perpetuity.

GUIDING POLICY

- 8.3-G-1 Acquire, preserve, and maintain open space and its natural resources for future generations.
- 8.3-G-2 Strengthen the City's partnership with East Bay Regional Parks District, Contra Costa County and nonprofit trustee agencies to expand the ridgeline and hillside open space system in the City's Planning Area.

Open space lands contribute to the quality of life in San Ramon and help establish its character. Ridgeline and hillside trails, including the East Bay Regional Parks District Calaveras Ridge Trail, as well as other ridgeline trails proposed by this General Plan, can provide access to these open space lands.

IMPLEMENTING POLICIES

- 8.3-I-1 Preserve, protect, and maintain woodlands.
- 8.3-I-2 Enhance San Ramon's creeks and riparian corridors by requiring preservation or replacement of riparian vegetation, as appropriate and in conformity with regulatory requirements.

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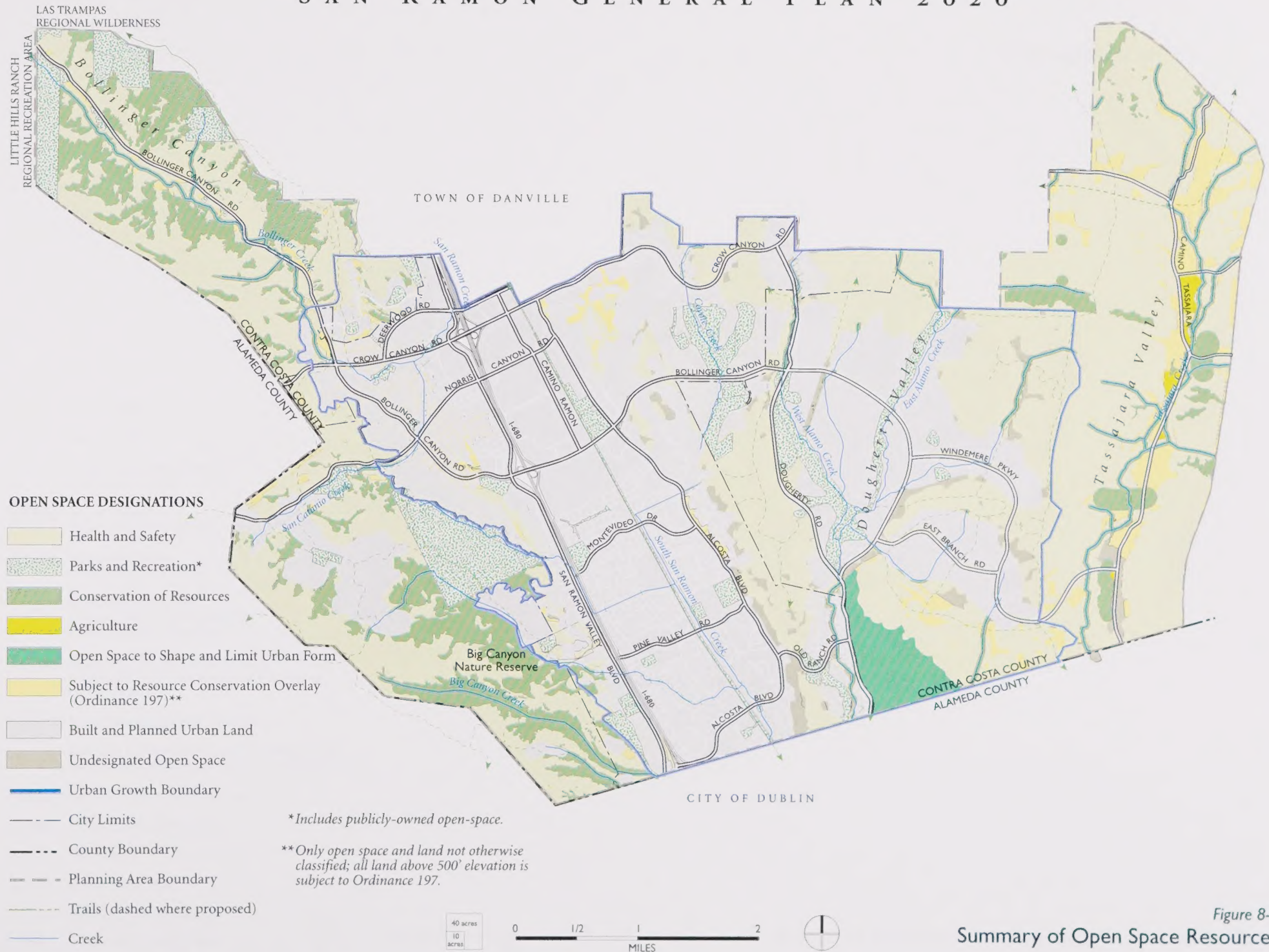


Figure 8-2
Summary of Open Space Resources

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Figure 8-3
Ridgelines, Viewsheds, and Resource Conservation Zone

Back of Figure 8-3

Creeks and riparian corridors provide visual amenity, drainage, and wetland and wildlife habitat.

8.3-I-3 Preserve as open space significant creek, trail, and viewshed corridors, areas of riparian and wildlife habitat, and prominent topographic features.

8.3-I-4 Require maintenance plans for open space areas, including identified natural resources such as ridges and creeks. Use East Bay Regional Park District standards as a guide for the management and maintenance of open space, except in the Dougherty Valley, which has separate regulatory agency maintenance requirements.

Requirements for the preparation and approval of maintenance plans, including surveys of biotic resources, are included in Ordinance 129. Standards from the Parks and Community Services Master Plan that address the management and maintenance of open space may be incorporated as conditions of project approval and are designed to control potential hazards, provide appropriate geologic setbacks, provide mechanisms for repair of hazards, maintain potential for continued grazing lands where appropriate, and specify techniques to maintain a visually pleasing landscape. The minimum abatement standards of the San Ramon Valley Fire Protection District shall also be incorporated as conditions of project approval as a means of minimizing fire hazard through the use of fuel modification, firebreaks, and other techniques. A maintenance plan may be included as part of a Natural Communities Conservation Plan (NCCP), prepared when development in the Rural Conservation

designation could potentially affect sensitive habitat areas, sensitive species habitats, migratory patterns, and riparian corridors identified in the General Plan. Refer to Policy 4.6-I-8.

8.3-I-5 Provide wildlife corridors to allow movement of animals and minimize wildlife-urban conflicts.

Successful wildlife corridors, depending on the animal, provide short and direct routes and do not have a physical or psychological barrier. Factors such as smell, noise, and terrain also influence the success of the wildlife corridor. Wildlife tends to feel most secure in somewhat dark corridors with little human activity.

8.3-I-6 Require a conservation easement or dedication of natural, unaltered open space that is designated as a condition of development.

Open space will be permanently restricted by recorded map or deed of trust.

8.3-I-7 Work with Contra Costa County, neighboring jurisdictions and trustee agencies to ensure that development within Dougherty Valley and the Westside subareas and any other future development provides adequate mitigation for any impacts to special status species, wetlands, and significant natural biotic communities.

The environmental reviews for both the Westside and Dougherty Valley Specific Plans identified potential impacts to wildlife, wetlands, and their habitats. Mitigation monitoring and reporting will ensure these resources are protected.

- 8.3-I-8 Encourage public access to creek corridors with a system of trails.

These would be subject to standards and permitting requirements of regulatory agencies.

- 8.3-I-9 Limit culverting or channelization of creeks to only those situations in which public health and safety are at risk.

- 8.3-I-10 Ensure maintenance and uniform protection of creeks in San Ramon through the use of Geologic Hazard Abatement Districts.

While these districts have mainly been used in the Dougherty Valley, they may be effective elsewhere in the Planning Area.

- 8.3-I-11 Maintain an inventory of creeks, and periodically update maps of creeks in the Planning Area to facilitate implementation of this policy.

These districts will help achieve a balance between the provision of riparian habitat and drainage capacity requirements. The inventory and mapping requirement will provide the City with an up-to-date database of City maintained creeks.

- 8.3-I-12 Continue participation in the Contra Costa Clean Water Program to control stormwater pollution and protect the quality of the City's waterways.

8.4 MEASURE G OPEN SPACE PRESERVATION ACTION PLAN

The following policies respond to Measure G's mandate for "a plan for the acquisition of ridgeline lands, contiguous to the City of San Ramon, to be preserved for open space purposes in perpetuity." They also are consistent with the Government Code's requirement for an Open Space Action Plan that is to include "specific programs which the legislative body intends to pursue in implementing its open space plan" (Section 65564).

GUIDING POLICY

- 8.4-G-1 Expand the ridgeline and hillside open space system in the City's Planning Area by joint efforts with East Bay Regional Parks District, Contra Costa County and nonprofit trustee agencies.

This guiding policy expresses the goal of Measure G and recognizes that achieving that goal is a cooperative effort.

IMPLEMENTING POLICIES

- 8.4-I-1 Coordinate with the East Bay Regional Park District, Contra Costa County and nonprofit trustee agencies in the creation of an institutional framework and financing mechanisms necessary to acquire additional ridgeline areas and agricultural lands, and to preserve, restore, and manage important open space.

Open space lands may be publicly or privately owned.

- 8.4-I-2 Establish regulatory incentives for open space preservation, including provision for transfer of development rights (TDRs).

A TDR program can create an incentive for preservation of large areas of open space by allowing the transfer of the development that otherwise would be permitted from a “sending area” to a “receiving area” where the additional development can be accommodated. A TDR program does not require public outlay for the purchase of development rights, but purchase of development rights under a TDR program could be an option for an open space lands trust (see Policy 8.4-I-12). Implementing regulations will need to ensure that once the development rights are transferred, the sending areas are preserved as permanent open space.

- 8.4-I-3 Establish a secure funding source for open space acquisition and management sufficient to enable acquisition and preservation of a ridgeline and hillside open space system.

Options to be evaluated may include, but are not limited to, a dedicated percentage of the General Fund for Measure G open space acquisition and management (e.g. 2 percent) and an increase in the Transient Occupancy Tax, a Utility Users’ Tax or a Property Transfer Tax. These latter options would require voter approval. If the tax is to be dedicated for open space acquisition and management only, a two-thirds voter approval is required.

- 8.4-I-4 Establish an Advisory Committee to the Parks and Community Services Commission for Open Space to assist in establishing preservation and acquisition priorities pursuant to Policy 8.4-I-6 below.

The Committee will advise the City Council and the Parks and Community Services Commission on setting priorities for open space acquisition and preservation.

- 8.4-I-5 Establish priorities for open space preservation and acquisition based on an evaluation of:

- Significant natural areas that are historically, ecologically, or scientifically unique or are outstanding, important or threatened;
- Ridgelines and viewsheds above 650 feet elevation, as well as scenic vistas;
- Wildlife habitats and fragile ecosystems in need of protection;
- Creek environments;
- Lands suitable for recreation such as hiking, photography, nature study, bicycling, horseback riding, and fishing; and
- Land suitable for agricultural production.

No order of priority is implied by this list.

- 8.4-I-6 Use urban growth boundaries, specific plans, subdivision review procedures, and zoning performance standards to shape the development of the City, protecting and buffering important open space, preventing urban sprawl, and promoting infill development within the urban growth boundaries.

- 8.4-I-7 Use open space in new development to create greenbelts that delineate the edge of urban areas.

Other implementing actions will create additional open space in the Planning Area, which will create a backdrop for the City and trail linkages between parks and regional open space.

- 8.4-I-8 Where feasible, require degraded open space areas to be restored to an environmentally valuable and sustainable condition as a condition of development approval where such lands are proposed as permanent open space in new development.

- 8.4-I-9 Establish and fund a program, to be administered by the City, to restore degraded habitat on publicly-owned open space and to provide technical assistance, where justified, to owners of privately-owned land dedicated as permanent open space, to facilitate private restoration effects.

The City would not undertake habitat restoration on private land, but technical information could help those participating in privately-funded efforts. The City also could make available information on potential grants that might help property owners pay for such restoration.

- 8.4-I-10 Acquire open space classified as “important” pursuant to Policy 8.4-I-5, on a priority basis as funds are available using the following criteria:

- Lands under threat of immediate development or degradation;

- Lands currently for sale;
- Lands that can be acquired under favorable terms and conditions;
- Land critical for protecting a watershed, sites for the continued existence of a species, significant wetlands, or habitat critical to wildlife;
- Lands that are contiguous to existing open space properties and that provide continuity with current uses and buffers, lands supporting ecosystems that complement existing open space, or land that abuts existing public lands; or
- Lands that provide trail connection for passive recreation.

No order of priority is implied by this list.

- 8.4-I-11 Revise the City’s Parks and Community Services Master Plan to include planning and management policies for ridgelines, and agricultural lands, and important open space acquired by the City.

- 8.4-I-12 Explore additional options for open space acquisition in consultation with East Bay Regional Parks District, the County, and private nonprofit trusts, such as the Trust for Public Lands.

If a San Ramon Open Space Lands Trust were created, this type of organization would be a private, non-profit entity with a Board of Directors made up of private citizens. This body could administer funds received from grants and from the private sector and would research other sources of funding, work with other open space and public land organizations, and help the

City preserve and acquire open space. The Land Trust may acquire open space land or open space easements on its own, or receive easements or fee title to open space as charitable donations.

Alternatively, the City may determine that working with the Trust for Public Lands or a similar organization can provide more immediate tangible benefits because of their reputation and long-standing experience, staff skills, and visibility within the environmental community.

8.4-I-13 Provide incentives for clustering of allowable residential use on infill open space sites to avoid unnecessary grading and site development inconsistent with Plan policies for open space and resource conservation.

An incentive program might be based on the percent of the site to be retained as permanent open space, as described in Table 8.4-1. Clustering of all buildings should be required, including buildings for park and recreation facilities, as well as buildings allowable for commercial recreation and entertainment uses. All of the building design standards, limitations on street grade and limitations on grading established by Ordinance 197 should apply.

Table 8.4-1: Open Space/Density Provisions for Infill Open Space Sites

<i>Percent of Site Permanently Preserved as Open Space</i>	<i>Maximum Density</i>
Up to 69.9 percent	1 unit per 20 acres ¹
70 percent or more	1 unit per 10 acres of gross site area; clustering required.

¹Current requirement.

8.4-I-14 New development shall cooperate with Contra Costa County, East Bay Regional Park District, and neighboring jurisdictions to create a connecting region-wide open space system.

8.4-I-15 With voter approval, allow exemptions from the provisions of Ordinance 197 only where:

- The area to be preserved as permanent open space includes upper ridges and visible hillsides with a total area that is at least four times the area to be developed. A portion of this 80 percent open space commitment, not to exceed five percent of the total site area, may be provided by dedication of permanent open space off-site on a 2:1 basis (two acres of off-site open space = one acre of on-site open space). Only land that is within one-half mile of the area for which the exemption is sought, is designated as a Ridgeline Protection Zone by Ordinance 197, or is on a hillside visible from Central Park would meet the City's standards for a Specialized Recreation Area and qualify as off-site open space under this provision;

- The area to be developed is within the City's Urban Growth Boundary (UGB);
- Trail connections to existing and planned trails are provided;
- Habitat protection for sensitive species is assured; and
- The development includes enforceable commitments to increase the City's stock of affordable housing, consistent with the General Plan.

8.4-I-16 Allow appropriate beneficial and reasonable open space uses on open space lands, subject to standards for environmental protection, avoidance of hazards, and building siting and design that will preserve the open space character of the site visible from adjacent residences and roads.

8.4-I-17 Provide for voter consideration of a proposed extension of Ordinance 197 in 2010, to be coordinated with voter review of the Urban Growth Boundary in 2010 (see Policy 4.6-I-3).

The review of an extension of Ordinance 197 will coincide with expiration of the Contra Costa County Urban Limit Line. Additionally, Policy 4.6-I-9 calls for the County to apply Ordinance 197 standards to development within the City's Sphere of Influence.

8.5 AGRICULTURAL POLICIES

Approximately 3,980 acres of land in the San Ramon Planning area—1,880 acres in Bollinger Canyon and the Westside

subareas and 2,100 acres in the Tassajara Valley—are designated as agricultural preserves. These preserves represent Williamson Act lands whereby landowners agree to limit the use of their land to agricultural uses for at least 10 years in exchange for tax assessment of the land based on agricultural production rather than market value. In addition, conversion of these lands to urban uses is not permitted until 10 years following notice of non-renewal given by the owner. The owners of approximately 930 acres in the Tassajara Valley are filing for non-renewal and additional contracts will expire by 2002.

The trend toward nonrenewal of Williamson Act contracts has potential agricultural and economic, as well as aesthetic, implications for San Ramon. The policies of this section are intended to encourage the continuance of this important land use.

GUIDING POLICY

8.5-G-1 Encourage the continuance of agricultural activities within the City's Sphere of Influence.

IMPLEMENTING POLICIES

8.5-I-1 Minimize conflicts between agricultural and urban uses, and design urban development to facilitate continued grazing on designated agricultural open space through site planning techniques, such as buffer zones.

The City should work with Contra Costa County to encourage the continuation of grazing activities outside the City and Urban Growth Boundary.

8.5-I-2 Restrict the intensification of use or development of open space lands used for agricultural purposes.

8.5-I-3 Work with East Bay Regional Park District (EBRPD), other government agencies, and non-profit land trusts to set aside and manage undeveloped lands as open space that are contiguous and sufficient in size to allow continued agricultural uses.

Maintenance of extensive open space in fire-safe condition will be costly unless the land can be leased for grazing. EBRPD management is the most likely means for long-term preservation of grazing land within the Planning Area. EBRPD has established a regional open-space classification to facilitate acquisitions or gifts of land that have not been identified as potential parkland but could have financial benefit to the District. Areas to be accepted by EBRPD should include at least 200 acres.

8.5-I-4 Do not process development applications for lands within the City's Urban Growth Boundary (UGB) under Williamson Act contract until two years prior to expiration.

8.5-I-5 Designate land for rural conservation along Bollinger Canyon Road in order to preserve visual open space, to provide opportunities for horse-keeping and part-time ranching, and to maintain compatibility with adjoining agricultural uses.

8.6 AIR QUALITY

The San Ramon Valley's topography and distance from bays and oceans create the potential for high concentrations of air pollutants. San Ramon is located in a sheltered inland valley, with hills exceeding 1,400 feet in height along its western edge. Despite this natural barrier, windy conditions prevail within the City's Planning Area and pollutants tend to be transported further east.

The Bay Area Air Quality Management District (BAAQMD) is responsible for monitoring and enforcing air quality standards in the Bay Area. The District, in conjunction with the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), prepares the air quality management plan for the region. A draft Bay Area 2000 Clean Air Plan has been prepared and sets forth programs to attain State standards and recommends policies for local governments to implement. Policies in this General Plan reflect San Ramon's desire to maintain a high level of air quality, and to work cooperatively with regional agencies to meet federal and State standards.

The nearest permanent air quality monitoring station is located 15 miles southeast of San Ramon in Livermore. At this station, the BAAQMD measures certain air pollutants, such as carbon monoxide (CO), ozone (O₃), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and particulate matter less than ten microns in diameter (PM₁₀). Since Livermore and San Ramon are located in the same sub-basin, air quality measurements gathered in Livermore are felt to be generally representative of conditions throughout this sub-basin, although data collected for CO and particulate matter are more source sensitive. Due to local topography and meteorological conditions, the San

Ramon Valley air quality is felt to be of a somewhat higher quality at the north end of this sub-basin.

The Bay Area is considered “attainment” for all of the national standards, but has been considered “non-attainment” for the national 1-hour ozone standard since August 1998. The Bay Area is also considered “non-attainment” for the State standards for ozone and PM-10. Clearly, measures that address the causes of air pollution are needed to maintain and improve air quality.

GUIDING POLICY

8.6-G-1 Improve and protect San Ramon’s air quality and promote improvements in subregional air quality.

IMPLEMENTING POLICIES

8.6-I-1 Cooperate with other local, regional, and State agencies to achieve and maintain air quality standards.

The City participates in regional planning efforts, such as the Tri-Valley Transportation Council, the Contra Costa Transportation Authority, and the Tri-Valley Affordable Housing Committee to coordinate land use and planning programs that affect air quality.

8.6-I-2 Work with the Bay Area Air Quality Management District, the Metropolitan Transportation Commission, and transit providers to implement the regional Clean Air Plan.

8.6-I-3 Use the City’s environmental review process to impose appropriate mitigation measures on new development to reduce impacts on air quality.

Strategies that reduce air quality impacts, such as integration of residential and commercial uses, will encourage people to walk between home and business. Local emissions can also be reduced by incorporating trails and bicycle paths into site design, so that people will use their cars less frequently.

8.6-I-4 Provide information to encourage the use of transportation modes that minimize motor vehicle use and resulting contaminant emissions.

Reducing the reliance on automobiles will minimize air pollution in the City. The Circulation Element of this General Plan includes coordination of the City’s Transportation Systems Management (TSM) programs with regional plans that are aimed at reducing traffic congestion and improving air quality. Refer to Policy 5.5-I-6. The Circulation Element also includes policies for bicycle and pedestrian circulation, and encourages the continued use and development of public transit systems.

8.6-I-5 Evaluate new commercial and industrial development for potential handling, storage, and transport of hazardous materials to minimize public exposure to toxic air contaminants.

8.6-I-6 Require businesses to comply with City ordinances that regulate the use of ozone-depleting compounds.

The City has adopted regulations to reduce the release of chloro-fluorocarbons (CFCs) into the atmosphere. Ordinance 166 prohibits the use of CFC-processed food packaging, and Ordinance 202 requires refrigerant recycling equipment at facilities that install and/or repair motor vehicle air conditioners.

- 8.6-I-7 Support measures to reduce exhaust and particulate emissions from construction and grading activities.

Particulate emissions are often the result of construction activities. This implementing action would support the Bay Area Air Quality Management District's Clean Air Plan, as well as best management practices such as site watering, often required as mitigation in environmental impact reports.

- 8.6-I-8 Require all new wood-burning stoves and fireplaces to comply with EPA and BAAQMD approved standards and prepare homeowner information handouts outlining low-emission alternatives to wood-burning fireplaces.

Many homes in San Ramon are equipped with fireplaces, which are a growing source of localized air pollution. Wood smoke released from fireplaces and wood stoves contains carbon monoxide, nitrogen dioxide, volatile organic compounds, and inhalable particulate matter (PM₁₀). Wood burning should be encouraged only in stoves and fireplaces designed to minimize air pollutants. Pollution can be reduced by installing gas fireplaces or EPA certified wood heaters, and by operating existing fireplaces and wood stoves more efficiently. Pacific Gas & Electric and the Hearth

Products Association have offered incentives in the past in the form of cash rebates to encourage replacement of old wood-burning appliances with more efficient fireplaces and stoves. These incentives are determined annually and are not necessarily offered each year.

- 8.6-I-9 Encourage the development of state-of-the-art telecommunications infrastructure within the City, including satellite and neighborhood work centers for telecommuting.

Encouraging alternative work environments will help reduce travel by automobile, thus reducing air pollution and traffic congestion.

8.7 WATER CONSERVATION AND QUALITY

East Bay Municipal Utility District (EBMUD) is the primary drinking water service provider within existing San Ramon City limits. Dougherty Valley, with the exception of the Bridges, will be serviced by the Dublin San Ramon Services District (DSRSD). Areas beyond these service areas, such as in Bollinger Canyon, the Westside, and the Tassajara Valley, rely on groundwater sources for drinking water.

CONSERVATION

According to EBMUD, the District does not currently have an adequate, reliable supply of water for existing and projected future customers within its current ultimate service boundary in times of drought, and is projecting water shortages during drought periods. The uncertainty of EBMUD's future water supply and the fact that the District opposes any annexations

that would extend its existing ultimate service boundary, suggests that water will remain a crucial factor in the City's growth.

The EBMUD has a comprehensive Water Conservation Program in place that includes both supply- and demand-side measures, including audits, incentives, optimal management practices, wastewater and landscape regulations, education programs, support activities, metering, and leak detection and pipe replacement. EBMUD also recommends that local cities require water conservation measures as a standard feature in the design and construction of proposed development projects.

In response to the need to conserve, the City of San Ramon adopted the Water Conservation and Landscape Ordinance No. 218, which sets standard conditions of approval for all new and rehabilitated developments. Ordinance 218 requires that 80 to 90 percent of plants be restricted to drought-tolerant species and that turf areas be limited to 25 percent of all irrigated areas of a development project. In addition, the type and amount of irrigation that can be installed and operated is regulated.

Water reclamation can also significantly reduce water demand and storage requirements. Reclaimed water is used most effectively for irrigating areas such as parks, greenbelts, golf courses, roadway medians, and front yards. Groundwater has the potential to reduce demand on municipal supplies as well, although the characteristics of the aquifer and its water table in the planning area are variable.

Water Use in San Ramon

Although San Ramon's annual water use has generally risen since 1994, water consumption totals for the City in 1999 indicate that water use is less than the 1997 total of 10.14 mgd. Table 8.7 shows San Ramon's metered water demand in various use categories for the past 6 years.

Table 8.7-1: Metered Water Demand in San Ramon, 1994-1999

Use	Water Demand (mgd)					
	1994	1995	1996	1997	1998	1999
Agricultural	0.01	0.01	0.01	0.02	0.02	0.01
Residential	5.01	4.99	5.39	5.74	5.19	5.42
Commercial	1.20	1.23	1.40	1.49	1.42	1.42
Industrial	0.06	0.06	0.07	0.07	0.06	0.06
Irrigation	1.55	1.49	1.68	2.06	1.55	2.12
<i>Metered Subtotal</i>	<i>7.83</i>	<i>7.78</i>	<i>8.55</i>	<i>9.38</i>	<i>8.24</i>	<i>9.03</i>
Unaccounted-for Water (%)	9.6	6.7	6.7	8.4	12.1	10.0
Total	8.58	8.30	9.12	10.17	9.24	9.93

Source: EBMUD Water Customer Information System, June 2000.

QUALITY

As a means of protecting water quality in local streams and the San Francisco Bay, the City participates in the Contra Costa Clean Water program.

GUIDING POLICY

8.7-G-1 Encourage the implementation of water quality and conservation programs and measures by San Ramon employers, residents, and service providers.

IMPLEMENTING POLICIES

8.7-I-1 Encourage State and regional agencies to monitor groundwater supplies and take steps to prevent overuse, depletion, and toxicity.

8.7-I-2 Require new development to be equipped with water conservation devices, including the possibility of dual water systems.

8.7-I-3 Continue to implement and enforce provisions of the Water Conservation and Landscape Ordinance 218.

The Ordinance establishes landscape design and development requirements for new and rehabilitated developments within the City.

8.7-I-4 Support the application of reclaimed water to reduce the demand on municipal water supplies.

Water reclamation not only extends water supplies, it can also reduce wastewater disposal costs, save users' costs, save energy, and reduce the discharge of pollutants to the environment. The City supports only safe and practical applications of reclaimed water.

8.7-I-5 Work with DERWA (Dublin San Ramon Services District and East Bay Municipal Utilities District Recycled Water Authorities) to encourage and promote water reclamation projects in the City of San Ramon.

8.7-I-6 Continue participation in the Contra Costa Clean Water Program to reduce storm water pollution and protect the water quality of the City's waterways.

Federal and State law prohibit the discharge of pollutants to waters, unless it is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. In compliance with federal and State law, Contra Costa County, 18 of its incorporated cities, and the Contra Costa County Flood Control and Water Conservation District joined together to form the Contra Costa Clean Water Program. The Clean Water Program coordinates and implements a Joint Municipal NPDES permit to reduce the discharge of pollutants into local streams. The purpose of the Program is to protect the water quality of local streams and the San Francisco Bay.

8.8 ARCHAEOLOGICAL, PALEONTOLOGICAL, AND HISTORIC RESOURCES

The San Ramon Planning Area includes several sites of both historic and prehistoric value. According to the Northwest Information Center at Sonoma State University, local archaeological sites include both Native American habitations as well as rock art. In addition to archaeological resources, the Planning Area includes valuable historic structures, such as the original farmhouses of early European settlers from the nineteenth century.

Native American archeological sites in this portion of Contra Costa County tend to be situated along ridgetops, midslope terraces, alluvial flats, at the base of hills, between saddles, near

ecotones, and near sources of water including springs. The Planning Area encompasses all of these environmental features with recorded Native American archeological sites found in each of these areas.

Several State laws, most notably CEQA Guidelines §15064.5(f) and Public Resources Code §5020-5029 and 21083.2, protect archeological and historical resources. To protect historic resources, the State has formed the State Historical Resources Committee that conducts the State Historic Resource Inventory and maintains the California Register of Historic Resources, which identifies historic landmarks and points of interest. The Committee also provides recommendations for the National Register of Historic Resources.

GUIDING POLICY

8.8-G-1 Identify and preserve the archaeological, paleontological, and historic resources that are found within the San Ramon Planning Area.

IMPLEMENTING POLICY

8.8-I-1 Require that new development analyze, and therefore avoid any potential impacts to archaeological, paleontological, and historic resources.

If evidence of prehistoric or historic artifacts or remains are known to exist or are uncovered during the course of excavation for a development project, grading activity in the immediate area should cease and a qualified archaeologist or paleontologist contacted so that appropriate mitigation programs can be developed.

9

Safety

The Safety Element of the General Plan is to provide information “for the protection of the community from unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, and dam failure; slope instability leading to landslides, subsidence, and other geological hazards; flooding; hazardous material accidents; and wildland and urban fire” (Government Code §65302 {g}). One of the City’s highest priorities is the protection of its residents from geologic and soils hazards, hazardous materials, flooding, and fires.

9.1 GEOLOGIC, SEISMICITY AND SOILS HAZARDS

GEOLOGY

The Planning Area is located in the East Bay Hills of the Coast Ranges in the western part of Contra Costa County, California. The East Bay Hills are part of a block of folded and faulted Upper Cretaceous age (about 62 to 98 million years ago) marine sedimentary rocks of the Great Valley Sequence. The hill overlay is formed from younger rocks, uplifted between the Hayward and Calaveras fault zones. The Planning Area includes a series of northwest-trending ridges and valleys, and is underlain by Tertiary (about 2 to 62 million years ago) marine and non-marine sedimentary rocks.

SEISMICITY

The major active fault with rupture potential is the Calaveras Fault that lies parallel to and just west of San Ramon Valley Boulevard. The California Legislature has established an Alquist-Priolo Earthquake Fault Zone along the fault, requiring detailed studies of rupture hazards prior to construction. Two smaller faults, the Dublin Fault and the Bollinger Fault, also traverse portions of the City and its Sphere of Influence. While these faults are not regarded as active, evidence is inconclusive. Minor, presumed inactive, faults intersect active or potentially active faults. Any movement of the master fault could trigger adjustments on minor cross faults or adjacent subparallel faults.

The United States Geological Survey and the State Department of Conservation’s Division of Mines and Geology prepare geologic maps and reports, which should be consulted for locations of additional minor faults. The existence of any faultline, whether it is inside or outside of an earthquake fault zone, should be given serious consideration and thorough evaluation prior to any development decisions.

The Planning Area is dominated by generally northwest-trending, broad, rounded ridges, and intervening valleys with incised drainages and steep side slopes. Sandstone bedrock crops out locally on ridge crests and underlies upper hillslopes at shallow depths. Northern and eastern portions of the Planning Area are underlain by non-marine conglomerate, sandstone, and mudstone. Alluvial terraces are locally present along major drainages. Soils are thin to non-existent on ridges, crests, and hillslopes, thicken toward the base of hillslopes, and generally are thick in colluvium-filled swales.

SOILS

Soils within the San Ramon Planning Area are primarily clays with high shrink-swell potential, as well as high and severe erosion hazards on slopes where bare soil is exposed. Slopes range from level and gently sloping along the valley floor to slopes exceeding 75 percent in hilly areas where rock outcrops occur.

The clays and silts within the Planning Area would not be likely to liquefy in the event of a large earthquake, but may be subject to other seismically induced ground failures such as ground lurching. Much of the Tassajara Valley and Bollinger Canyon areas are steeply sloped, with existing and potential new landslides posing concerns for potential new development in these areas.

Figure 9-1 illustrates the geotechnical hazards in San Ramon.

The Bay Area's seismic activity requires that the City be vigilant with regard to safety. Crucial measures may include the avoidance of geologic and seismic hazards in building, and the adequate provision of public information regarding seismic safety.

In the steeper portions of the Planning Area, such as Bollinger Canyon, the Westside, and Tassajara Valley, active landslides (debris flows, earth flows, and slumps) and severe erosion potential represent major constraints to development. Any development in valley floors would require careful siting, grading, and building techniques.

GUIDING POLICY

- 9.1-G-1 Minimize risks of property damage and personal injury posed by geologic and seismic hazards.

IMPLEMENTING POLICIES

- 9.1-I-1 Review proposed development sites at the earliest stage of the planning process to locate any potential geologic or seismic hazards.

Following receipt of a development proposal, engineering staff shall review the plans to determine whether a geotechnical review is required. If the review is required, then the applicant shall be referred to geotechnical experts for further evaluation.

- 9.1-I-2 Prohibit structures intended for human occupancy within 50 feet of an active fault trace.

It is also the City's intent to discourage homes, offices, hospitals, public buildings, and other similar structures over the trace of an inactive fault and to allow uses within setback areas that could experience displacement without undue risk to people and property. Examples of such uses are landscaped areas, parking lots, and noncritical storage. Roads may be built over active faults only where alternatives are impractical and where no utility lines are placed in the right-of-way.

- 9.1-I-3 Require an independent, registered engineering geologist to review reports submitted by applicants on sites in seismically hazardous areas.

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Erosion Potential

- High (up to 50% slope)
- Severe (greater than 50% slope)
- Alquist-Priolo Fault Zone

Landslide Density and Surficial Deposits

- Surficial Deposits
- Few Landslides
- Mostly Landslide

Modified Mercalli Shaking Intensity Severity Level

- 6 = Moderate
- 7 = Strong
- 8 = Very Strong

Shaking Intensity Boundary

Fault

Urban Growth Boundary

City Limits

County Boundary

Planning Area Boundary

Creek

TOWN OF DANVILLE

CITY OF DUBLIN

CONTRA COSTA COUNTY

ALAMEDA COUNTY

40 acres

10 acres



Figure 9-1
Geotechnical Hazards

Back of Figure 9-1

Applicants' geologists, however competent and ethical, may tend to take the viewpoint of their clients. The City's interest should be represented by a fully qualified independent reviewer selected or approved by the City.

- 9.1-I-4 Require comprehensive geologic and engineering studies of critical structures regardless of location.

Critical structures are those most needed following a disaster or those, that could pose hazards of their own if damaged. They include utility centers and substations, water reservoirs, hospitals, fire stations, police and emergency communications facilities, and bridges and overpasses.

- 9.1-I-5 Require geotechnical field review during the construction phase of any new development.

Much of the hillsides within the Westside subarea are characterized by thick colluvial soils, which are associated with landslides. While proper grading techniques can effectively remedy this situation, it is important that a geotechnical engineer provide on-site field inspection and testing during construction to ensure compliance with geotechnical recommendations.

- 9.1-I-6 Require preparation of a soils report as part of the development review and/or building permit process.

The City is underlain by moderately to highly expansive soils that must be taken into account during building design if cracking and settling of structures are to be minimized. The report would not be necessary when soil characteristics are known, and the City's Building Official determines it is not needed.

- 9.1-I-7 Limit cut-and-fill slopes to 3:1 (33 percent slope) except where an engineering geologist can establish to the City's satisfaction that a steeper slope would not pose undue risk to people and property.

This grading standard is applied to new development throughout the City to reduce the appearance of angled contours and to maintain slope stability. The City encourages less steep slopes wherever possible so that the visual impacts of grading are minimized. Encourage the use of 3D modeling to assure visual mitigation. The San Ramon Valley Fire District should also ensure that emergency access to hillside development is maintained.

- 9.1-I-8 Blend cut-and-fill slopes with existing contours to avoid the appearance of artificial slopes.

Grading plans should provide variation in horizontal and vertical contours that mimic the surrounding terrain such that development blends with the existing environment and avoids the visual impacts that result from high cut slopes and steep embankments.

- 9.1-I-9 Provide information and establish incentives for property owners to rehabilitate existing buildings using construction techniques to protect against seismic hazards.

San Ramon requires compliance to the City-adopted Uniform Building Code, which specifies seismic standards for new construction, as well as for additions or expansions to buildings. It is in the community's best interest to do all that is necessary to ensure that all structures meet current seismic standards. Incentives

may include free inspections, assistance in obtaining loans, and possibly reduced fees.

- 9.1-I-10 Control erosion of graded areas with revegetation or other acceptable methods.

Plant materials for revegetation should not be limited to hydro-seeding and mulching with annual grasses. Trees add structure to the soil and take up moisture while adding color and diversity.

- 9.1-I-11 Require financial protection for public agencies and individuals as a condition of development approval where geologic conditions indicate a potential for high maintenance costs for areas of public benefit.

The formation of geological hazard abatement districts is one mechanism that can ensure geotechnical mitigation measures are maintained over the long term for areas of public benefit. Financial risks are to be equitably shared among owners and not borne by the City.

- 9.1-I-12 Maintain and update, as appropriate, the City's emergency preparedness programs, plans, and procedures to ensure the health and safety of the community in the event of an earthquake or other disaster.

The City shall inform community and business leaders and residents regarding all aspects of disaster preparedness, including plans for evacuation and alternative access routes and provisions. The City shall also provide a coordinated emergency response in the event of any local or regional, natural or man-made

disaster. This shall be supported by ongoing awareness and training programs in disaster planning and response.

- 9.1-I-13 Initiate annual public information programs that explain the City's emergency preparedness programs and strongly encourage each household in the City to be self-sufficient for 72 hours after a major earthquake.

House-to-house outreach and neighborhood emergency response training are important elements of disaster preparedness. The public information program should include guidebooks and instruction kits on how to prepare for disasters, how emergency response will be coordinated, and what residents can do to be self-sufficient. Annual disaster exercises also can help hone disaster response capabilities.

- 9.1-I-14 Encourage continued investigation by State agencies of geologic conditions within the City's Planning Area to promote public awareness of potential geologic and seismic hazards.

The City's requirement for independent review of geologic reports shall consider the most recent available information regarding seismic hazards, including the potential for seismic shaking and fault rupture within the Mt. Diablo fold-and-thrust belt.

- 9.1-I-15 Encourage the purchase of earthquake insurance.

Earthquake insurance provides a public benefit in that financial aid is often provided swiftly, allowing repair

and rebuilding to proceed quickly and uniformly across the City.

9.1-I-16 Review and update, as appropriate, City Code requirements for excavation, grading and filling to ensure that they conform to currently accepted standards. Recover the costs of this work through grading permit fees.

9.2 HAZARDOUS MATERIALS

Some topics regarding public safety can be dealt with only at a regional level, or fall within the responsibility of public agencies other than the City of San Ramon. The use and transportation of hazardous substances is one example for which public safety depends in large part on the actions taken by the State and Federal governments.

Although San Ramon does have businesses that use hazardous materials, hazardous waste is not generated in large amounts and a waste disposal facility is not likely to be sited in the City. However, a concern exists due to the transportation of hazardous materials along the I-680 corridor.

The State of California's Department of Toxic Substances Control (DTSC) lists all leaking Underground Storage Tank (UST) sites and all solid waste disposal facilities from which there is a migration of hazardous waste. The most recent file published in April 1998 included twelve sites in San Ramon with leaking USTs, most of which were gas stations.

Contaminated sites threaten the quality of the City's groundwater and shall be cleaned through decontamination of soils and filtration of groundwater. Clean-up shall be required

in conjunction with development of property or alteration of existing uses.

In San Ramon, waste oil is collected at the curb by the franchised waste hauler, and household hazardous wastes are collected on weekends at various locations throughout the County. Central Contra Costa Sanitary District (Central San) and Mt. View Sanitary District (MVSD) jointly operate Contra Costa County's first permanent Household Hazardous Waste Facility (HHW) located in Martinez. The HHW collection facility collects household cleaners, automotive care products, paint and paint-related products, and garden care and pest control products at no charge for cities in its service area, which includes the City of San Ramon.

Table 9.2-1: Reported Leaking Underground Storage Tanks

Site Name	Address
BP	3048 Crow Canyon Road
BP	2350 San Ramon Valley Blvd.
BP Mobil	8998 Alcosta Blvd.
CAO- The Country Club, Cal	End of Bollinger Canyon Road
Chevron	21320 San Ramon Valley Blvd.
Valero	2400 San Ramon Valley Blvd.
Laborers Training Center	21321 San Ramon Valley Blvd.
Popperwell, Wilma Jane	9501 Bella Meade
Short Stop	2109 San Ramon Valley Blvd.
Ultramar	1990 San Ramon Valley Blvd.
Unocal Corporation	12105 Alcosta Blvd.
WDR-Bollinger Canyon LEAC	Bollinger Canyon Road

Source: California Department of Toxic Substances Control, Hazardous Waste and Substances Sites List, 1998.

Pursuant to State law, the City has adopted by reference Contra Costa County's Hazardous Waste Management Plan. The Plan establishes a comprehensive approach to management of hazardous wastes in Contra Costa County, including siting criteria for new waste management facilities, educational and enforcement efforts to minimize and control the hazardous waste stream, and policies to maintain a unified database on businesses that generate waste.

EMERGENCY RESPONSE

To prepare for possible events that could endanger the health and safety of its citizens, San Ramon has taken several steps to provide an immediate response to disasters such as a hazardous materials spill. In cooperation with the Contra Costa County Office of Emergency Services, the City has developed a Multiple Hazard Functional Plan, which addresses the City's response to extraordinary situations associated with large-scale disasters.

The City has also developed the Incident Command System (Emergency Plan) in cooperation with the San Ramon Valley Fire Protection District, the San Ramon Police Department, and the Contra Costa County Office of Emergency Services. The Emergency Plan adds flexibility to the existing Multi-Hazard Functional Plan and at the same time provides a common system that is recognized throughout the State of California as a basis for managing large emergency incidents. In addition, the Twin Valley Mutual Aid Program was created to respond to emergency situations, including hazardous materials spills anywhere in the Tri-Valley region.

In the event of a hazardous materials spill within the City, the Police Department will be the first to respond and assess the

situation, followed shortly by fire and emergency medical service personnel. If a spill occurs on the freeway, the California Highway Patrol will call upon the City's resources to assist in identifying, isolating, and if necessary, evacuating the area. In all cases, the Contra Costa County Environmental Health Department shall coordinate containment and mitigation.

GUIDING POLICY

- 9.2-G-1 Minimize the risk of property damage and personal injury resulting from the production, use, storage, disposal, or transportation of hazardous materials.

IMPLEMENTING POLICIES

- 9.2-I-1 Promote the reduction, recycling, and safe disposal of household hazardous wastes through public education and awareness. Collection programs should also be expanded.

In San Ramon, waste oil is collected at the curb by the franchised waste hauler, and household hazardous wastes are collected on weekends at various locations throughout the County. Central drop-off facilities could be established as a possible joint venture with surrounding communities such as the City of Hayward and Alameda County.

- 9.2-I-2 Encourage changes in product development, labeling, packaging, and handling to reduce the amount of hazardous waste generated in daily household activity.

Many over-the-counter products used in the home and yard contain toxic ingredients and pose a health hazard to people and risk to the environment. Proper labeling and packaging helps buyers choose their products, and handle and dispose of them in a safe manner.

- 9.2-I-3 Conduct a study to determine the desirability and costs associated with establishing a proprietary toxic collection center or a joint venture with an adjoining city.

With the San Ramon Regional Medical Center and its supporting physician and diagnostic businesses, there may well be an opportunity for such a venture to be financially viable. Moreover, with population growth and related increases in consumer use of toxic-generating household items and automotive products, improving access to toxic waste disposal facilities could augment the City's overall recycling programs.

- 9.2-I-4 Promote the cooperation between police, fire, and emergency medical services, and support the required training of all personnel who may respond to an emergency involving hazardous materials.

Response to emergency situations follows the Incident Command System, ensuring unified command by all emergency response teams. Depending on the incident, the most appropriate agency will be the lead agency and will be supported by the other emergency response teams.

In the event of a hazardous materials spill within the City, the Police Department will be the first to respond and assess the situation, quickly followed by fire and

emergency medical service personnel. If a spill occurs on the freeway, the California Highway Patrol will call upon the City's resources to assist in identifying, isolating and if necessary, evacuating the area. In all cases, the Contra Costa County Environmental Health Department coordinates containment and mitigation.

- 9.2-I-5 Support the formation of a regional hazardous-materials team consisting of specially trained personnel and equipment.

The Tri-Valley Mutual Aid Program was created to respond to emergency situations, including hazardous materials spills anywhere in the Tri-Valley region.

- 9.2-I-6 Require the clean-up of sites contaminated with hazardous substances.

The California Environmental Protection Agency publishes the Hazardous Waste and Substances Sites List, which identifies properties in the City that have the potential for hazardous materials contamination. Contaminated sites are threats to the quality of groundwater and shall be cleaned through decontamination of soils and filtration of groundwater. Clean-up shall be required in conjunction with new development, reconstruction, property transfer of ownership, and/or the continued operation after the discovery of contamination. Continual business operation may be permitted during the conduct of clean-up or remediation of the contamination as long as the clean-up proceeds in accordance with an approved clean-up plan.

9.2-I-7 Support and implement policies contained in the Contra Costa County Hazardous Waste Management Plan that encourage and assist the reduction of hazardous waste from businesses and homes in San Ramon.

9.2-I-8 Require businesses generating hazardous waste to pay necessary costs for local implementation of programs specified in the County Hazardous Waste Management Plan, as well as the costs associated with emergency response services for a hazardous materials release.

9.2-I-9 Establish an ordinance specifying routes for transporting hazardous materials.

These routes should not pass through residential areas or other sensitive areas. Specific time periods for transport should be established to reduce the impact and accident risk during peak travel periods.

9.3 FLOOD AND STORM DRAINAGE

According to the Federal Emergency Management Agency (FEMA), a majority of Contra Costa County's creeks and shoreline lie within the 100-year floodplain. The potential for a 100-year flood, which represents a one percent chance each year, exists along small segments of San Ramon Creek, San Catanio Creek, and South San Ramon Creek (see Figure 9-2). Development is located in areas where flooding could occur.

Drainage facilities in Contra Costa County are provided by the cities, the County, and the Contra Costa County Flood Control and Water Conservation District (FCWCD). The

FCWCD collects special assessments to finance drainage improvements in areas with adopted drainage plans, while drainage improvements in areas outside these drainage plan boundaries are financed through development fees allowed by the Subdivision Map Act.

All storm drainage systems must have adequate flow capacity. Street drainage systems carry storm runoff to the creeks. For the San Ramon Valley north of Norris Canyon Road, Contra Costa County has designed storm drainage improvements that are expected to accommodate creek flows at full development.

The City is generally responsible for maintaining the publicly-owned elements of the flood control system within the incorporated area. In the unincorporated parts of the Planning Area, lands immediately abutting Alamo Creek in Dougherty Valley and Tassajara Creek in Tassajara Valley are within the 100-year floodplain. Neither Dougherty Valley nor Tassajara Valley is currently in a formal drainage area. The maintenance of Dougherty Valley flood control facilities will be undertaken by County Service Area (CSA) M-29. These facilities will be maintained by the City of San Ramon once they are annexed to the City as provided for in the Settlement Agreement.

The City's potential vulnerability to flooding makes the maintenance of the creeks system and the location of structures above the 100-year floodplain important considerations. Maintenance tactics and the grading of land so that buildings remain above the 100-year floodplain should be a priority in areas of new development.

Dougherty Valley's development concept will maintain major creek channels, and graded fill will elevate areas planned for

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Figure 9-2
Flood Zones

development above the 100-year floodplain. In addition, the FCWCD and the Contra Costa County Public Works Department have employed flood detention basins and channeling systems to control the flows of both Alamo Creek and Tassajara Creek in the Tassajara Valley, and the FCWCD has performed a preliminary hydrologic study to determine the feasibility of using detention basins to reduce onsite flood peaks after project implementation.

GUIDING POLICY

- 9.3-G-1 Protect the community from risks to lives and property posed by flooding and stormwater runoff.

IMPLEMENTING POLICIES

- 9.3-I-1 Eliminate hazards caused by local flooding through improvements to the storm drain system and/or creek corridors.
- 9.3-I-2 Require new development to prepare hydrologic studies to assess storm runoff impacts on the local and subregional storm drainage systems and/or creek corridors.

Developers shall provide an assessment of a project's potential impacts on the local and subregional storm drainage systems, so that the City can determine appropriate mitigation to ensure that system capacity and peak flow restrictions are not exceeded.

- 9.3-I-3 Require new development to provide for the perpetual funding and ongoing maintenance of detention basins. Maintenance may be by the City

under contract, by a private entity, or by another public agency.

If wetlands are affected, maintenance of detention basins may include mitigation monitoring in compliance with regulatory requirements until such time as these requirements have been met.

- 9.3-I-4 Establish landscape and maintenance guidelines for required detention basins to ensure that such facilities achieve a look and quality that is consistent with the landscape of San Ramon and applicable regulatory requirements.

Detention ponds provide aesthetic as well as safety benefits. Landscape and maintenance guidelines incorporated into a maintenance manual and ongoing monitoring would ensure that ponds in San Ramon are integral to the look and feel of the City landscape.

- 9.3-I-5 Encourage all property owners within flood hazard areas to carry flood insurance.

9.4 WILDLAND AND URBAN FIRES

The San Ramon Valley Fire Protection District (SRVFPD) provides fire protection services to the incorporated and unincorporated portions of San Ramon.

The risk of both urban and wildland fires exists in the San Ramon Planning Area (Figure 9-3). This risk is the result of a variety of factors, including: the type of vegetation and ground cover in the Planning Area, the combustibility of certain building materials, ground slope, adequacy of access to fire

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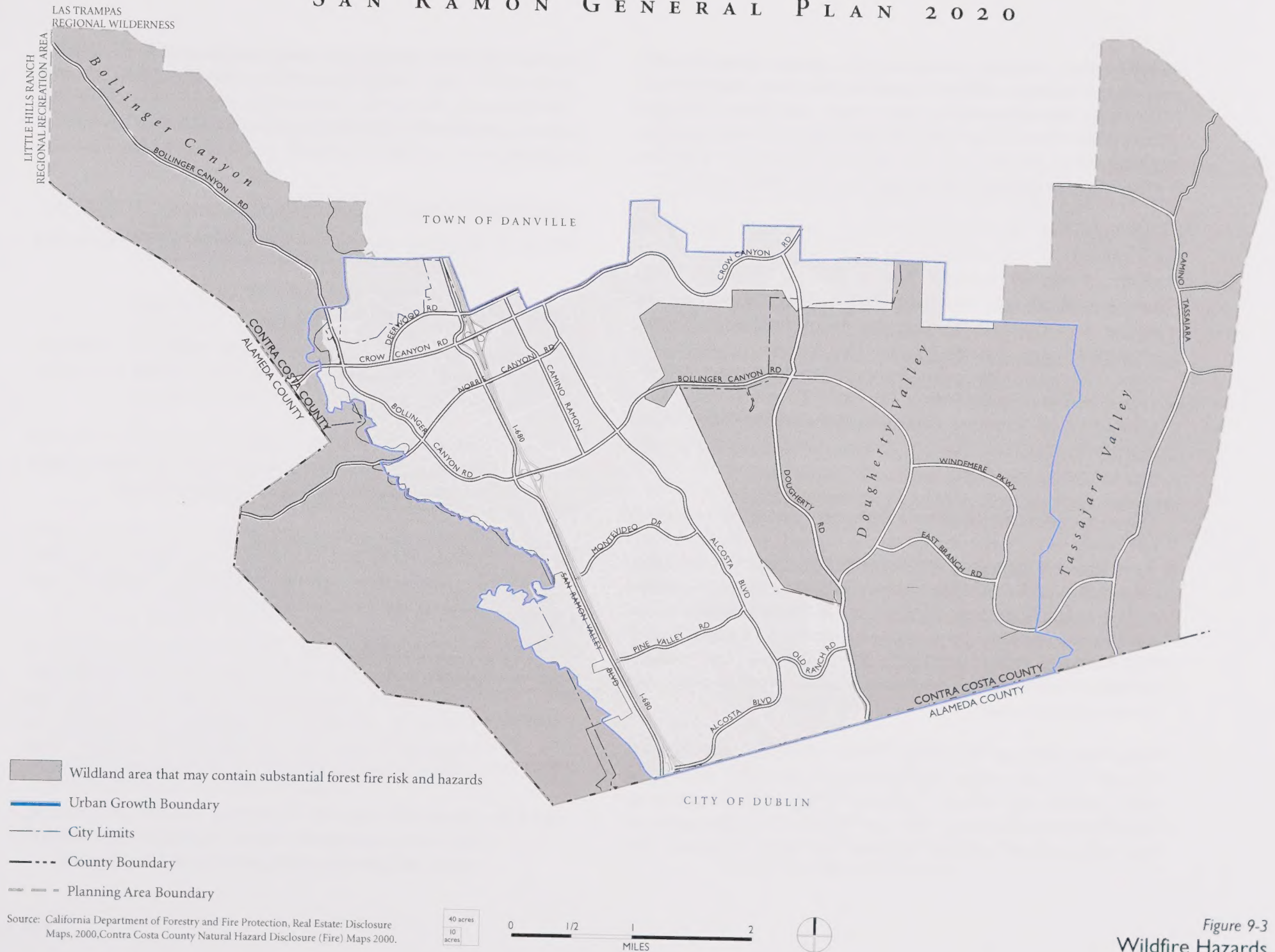


Figure 9-3
Wildfire Hazards

10 Noise

The purpose of San Ramon's Noise Element is to set forth policies that regulate the ambient noise environment and protect residents from exposure to excessive noise.

Noises vary widely in their scope, source, and volume, ranging from individual occurrences such as leaf blowers, to the intermittent disturbances of overhead aircraft, to the fairly constant noise generated by traffic on freeways. Noise is primarily a concern with regard to noise-sensitive uses such as residences, schools, churches, and hospitals. Figure 10-1 shows the decibel levels associated with different common sounds, and illustrates typical sound levels, while Figure 10-2 provides noise level criteria for a variety of land uses.

Noise is commonly defined as undesirable or unwanted sound. The major noise source in San Ramon is vehicular traffic on Interstate 680, some residential streets, and near some schools and shopping centers. Other noise sources include overflights from Livermore and Buchanan Airfields, and flight operations and training from the Camp Parks Reserve Forces Training Area. Noise produced by industrial facilities has a negligible effect on the City's noise environment.

Sound levels are usually measured and expressed in decibels (dB). Noise descriptors used for analysis need to account for human sensitivity to nighttime noise. Common descriptors include the Community Noise Equivalent Level (CNEL) and

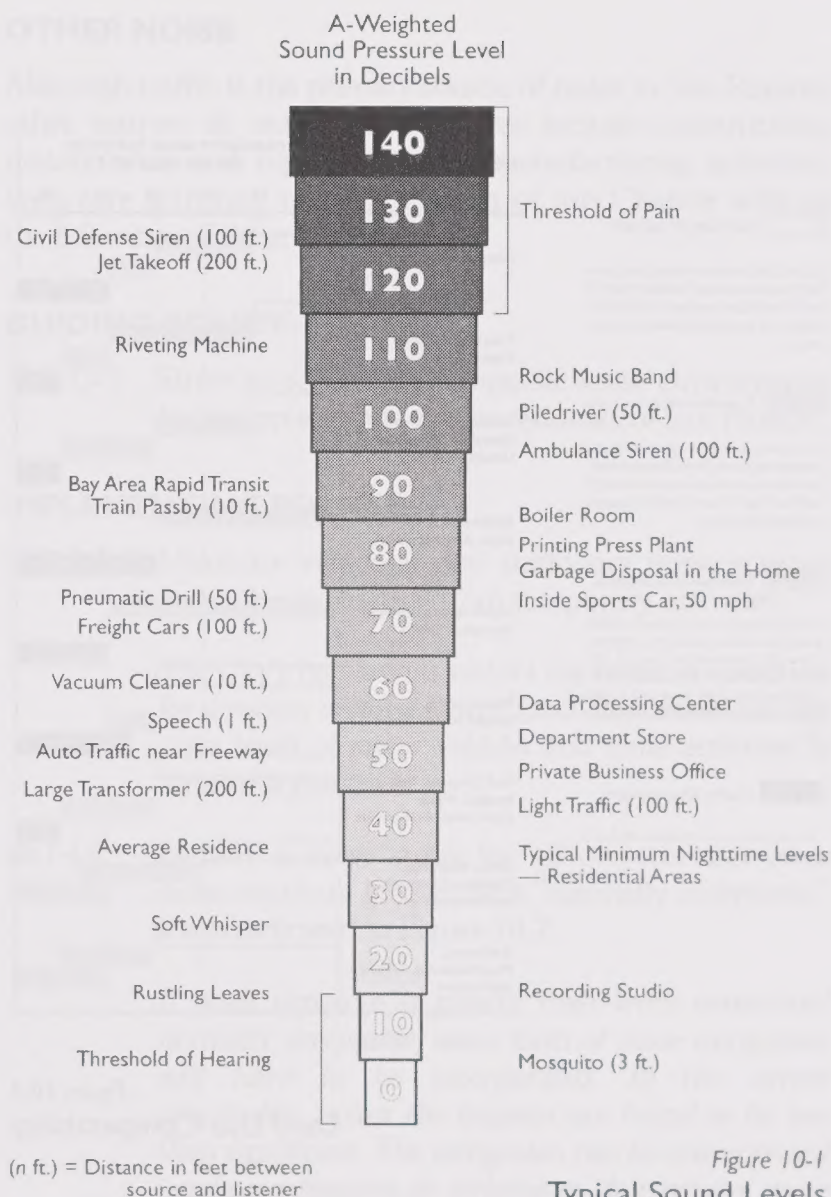


Figure 10-1
Typical Sound Levels

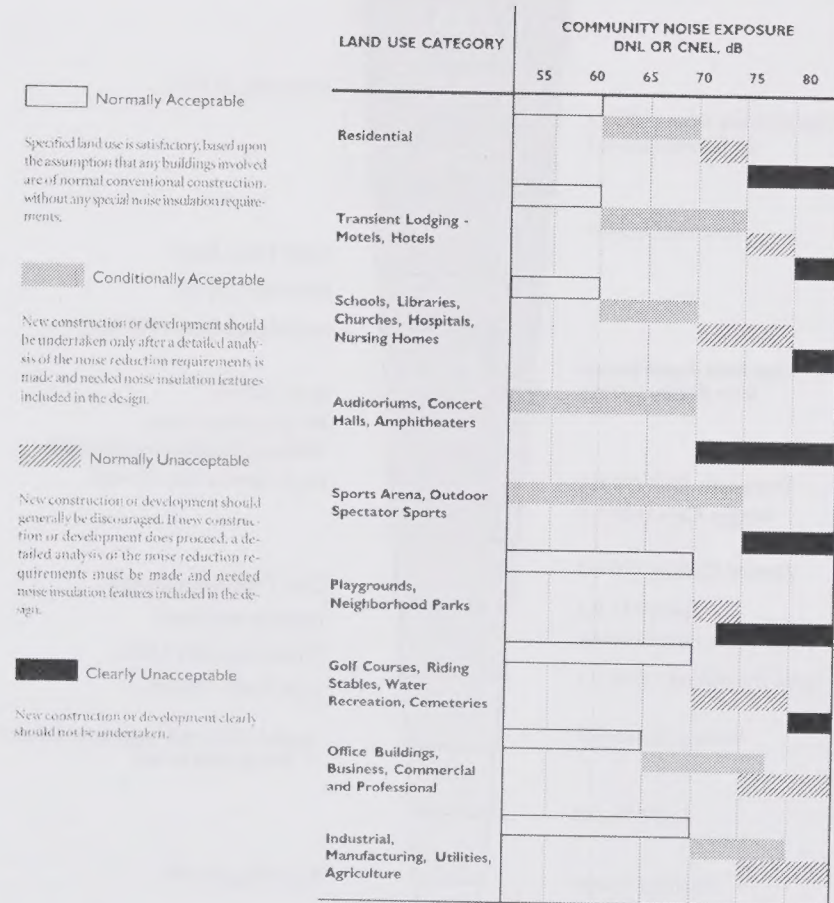


Figure 10-2
Land Use Compatibility

the Day-Night Average Level (DNL, symbol (L_{dn})). Both reflect noise exposure over an average day with weighting to reflect

the increased sensitivity to noise during the evening and night. The two descriptors are roughly equivalent. The CNEL descriptor is used in relation to major continuous noise sources, such as aircraft or traffic, and is the reference level for State noise law.

Knowledge of the following relationships is helpful in understanding how changes in noise and noise exposure are perceived:

- Except under special conditions, a change in sound level of 1 dB cannot be perceived;
- A 3 dB change is considered a just-noticeable difference;
- A 5 dB change is required before any noticeable change in community response would be expected. A 5 dB increase is often considered a significant impact; and
- A 10 dB increase is subjectively heard as an approximate doubling in loudness and almost always causes an adverse community response.

10.1 NOISE IN SAN RAMON

Noise in San Ramon is the result of both traffic and other sources. The nature of this noise is outlined below.

Traffic noise depends primarily on the speed of traffic and the percentage of truck traffic. Traffic volume has a lesser influence on traffic noise levels. The primary source of noise from automobiles is high frequency tire noise, which increases with speed. In addition, trucks and older automobiles produce engine and exhaust noise, and trucks also generate wind noise.

While tire noise from autos is generally located at ground level, truck noise sources can be located as high as ten to fifteen feet above the roadbed due to tall exhaust stacks and higher engines. Sound walls are not effective for mitigating such noise unless they are very tall.

According to common practice for residential areas, CNEL noise exposure up to 60 dB is considered “normally acceptable” for unshielded residential development. Noise levels from 60 to 70 dB fall within the “conditionally unacceptable” range, and those in the 70 to 75 dB range are considered “normally unacceptable”.

TRAFFIC NOISE LEVELS

The San Ramon Planning Area is subject to noise impacts from several transportation corridors, as illustrated in Figure 10-3.

Figure 10-4 illustrates future contours throughout the Planning Area. By far the greatest contributor to noise is traffic on I-680. The State Department of Transportation has constructed sound walls adjacent to the freeway and existing nearby homes, but this measure has increased ambient noise levels for residences located uphill and at greater distances from the sound walls. This traffic noise thus presents the City with the challenge of providing adequate noise mitigation without more sound walls along the freeway or throughout the City. Other areas that will experience significant increases in ambient noise levels include Crow Canyon Road, Bollinger Canyon Road, Old Ranch Road, and Dougherty Road.

OTHER NOISE

Although traffic is the primary source of noise in San Ramon, other sources do exist. These sources include construction, maintenance and repair activities, manufacturing activities, lawn care activities, etc. The policies of this Chapter address the full range of these sources.

GUIDING POLICY

- 10.1-G-1 Strive to achieve an acceptable noise environment for the present and future residents of San Ramon.

IMPLEMENTING POLICIES

- 10.1-I-1 Minimize vehicular and stationary noise sources and noise emanating from temporary activities.

The City's regulations restrict the hours of operation for a variety of noise sources, and State laws limit the noise levels of motor vehicles and some activities at industrial plants.

- 10.1-I-2 Require a noise study for all projects that have noise exposure greater than “normally acceptable” levels indicated in Figure 10-2.

If noise exposure is greater than levels considered normally acceptable, some form of noise mitigation will have to be incorporated, to the extent practicable, unless the impacts are found to be less than significant. The mitigation can be conventional insulation features or techniques that require more complex building or equipment design and site layout. The City applies the standards of Title 24,

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Figure 10-3
Existing Noise Contours

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Figure 10-4
Future Noise Contours

II

Housing

This Housing Element complies with both the letter and spirit of voter-approved Measure G. The Plan takes advantage of infill opportunities while preserving the valued “quality of life” aspects of San Ramon. Existing housing characteristics are presented, and a moderated growth rate of one-half percent per year over the 20-year scope of this Plan is proposed. A central guiding theme used throughout preparation of the General Plan was “smart growth” development patterns, which focus on reuse and intensification of existing sites to provide expanded housing opportunities. A significant workforce housing supply is proposed to meet the City’s “fair share” of regional housing needs, primarily through redevelopment.

Building on a housing needs assessment and evaluation of the City’s housing programs, available land, and constraints on housing production, this document presents a comprehensive set of housing policies and programs. New initiatives proposed to address the housing crisis include an office-housing linkage fee, inclusionary zoning, public services employee housing program, senior housing opportunities, establishment of a Housing Advisory Committee, and an Affordable Housing Fair. Additionally, several infill sites have been identified for mixed use and high density housing development, as reflected in the Land Use Element of the General Plan.

The Housing Element is organized to address all of the topics required by the Government Code and State Housing Element guidelines. Specifically, the Element contains:

- population and employment trends,
- household characteristics,
- governmental and non-governmental constraints,
- special housing needs,
- opportunities for energy conservation,
- existing assisted housing developments,
- goals, policies, and quantified housing objectives, and
- a 5-year housing program (Government Code Section 65583).

This General Plan, by its very nature, expands upon the current opportunities for the provision of workforce housing by establishing an Urban Growth Boundary (UGB), encouraging a more compact urban form through increased densities and infill development, and designating mixed use centers that include a residential component. While other elements of the Plan will implement a range of the “smart growth” components, the Housing Element focuses specifically on what this means for the provision of workforce housing in San Ramon. This Element is integral to the overall General Plan and is therefore consistent with all other Plan elements.

PUBLIC OUTREACH

A discussion of public outreach and housing advocacy groups contacted during preparation of the Housing Element follows.

The Housing Subcommittee of the City's General Plan Review Commission (GPRC) met approximately 10 times to discuss housing issues and programs. The Subcommittee meetings were noticed and open to the public. The following guest speakers gave presentations at Housing Subcommittee meetings:

- Marian Gushiken, Eden Housing
- Alex Amoroso, Association of Bay Area Governments
- Maurine Behrend, Interfaith Poverty Forum

The following housing advocacy groups/persons were also contacted for input on Housing Element issues:

- Betty Pagett, Ecumenical Association of Housing
- Shawn Heron, East Bay Housing Organizations
- Lydia Tan, Bridge Housing Corporation
- Resources for Community Development
- STAND Against Domestic Violence
- Allied Housing

- Tri-Valley Vision 2010
- Tri-Valley Affordable Housing Committee

Additionally, the following mailings and outreach informed residents of San Ramon about preparation of the General Plan and Housing Element:

- Three (3) General Plan Newsletters were mailed to all residents and interested parties.
- Four (4) Public Workshops - noticed by the Newsletter, ads in the newspaper, and mailings to interested parties.
- Notice of all Workshops, GPRC meetings, and Subcommittee meetings were posted on the City's website and posted in four (4) public places - Senior Center, Community Center, Library, and City Hall.
- All Workshops and GPRC meetings were tape delayed broadcast on local Channel 30.
- One (1) TV call-in show was broadcast on local Channel 30.

11.1 HOUSING NEEDS ASSESSMENT

This section evaluates the existing housing needs within the City of San Ramon, consistent with the State's Housing Element guidelines. The purpose of this assessment is to provide an overview of demographic information and the housing market.

POPULATION

Since the late 1970s, the City of San Ramon has evolved rapidly from a bedroom community to a major employment center. As shown in Table 11.1-1, the City's population has expanded from 20,250 in 1980 to 45,900 in the year 2000, according to estimates by the Association of Bay Area Governments (ABAG). This represents an increase of 127

percent over the last 20 years. Conversely, Contra Costa County and the San Francisco Bay Area region each grew by a significantly lower proportion – 44 and 34 percent, respectively.

Whereas ABAG projects the City's population growth to reach an estimated total of 80,700 in the year 2020 (76 percent increase), this General Plan projects a total of 96,020 residents at buildout (109 percent increase). San Ramon is characteristic of a newly emerging city whose population will expand due to its large employment base and the availability of vacant land, primarily in the eastern portions of the Planning Area. Selected development opportunities exist in the western portion of the City, along with the potential for infill redevelopment sites in the Crow Canyon Redevelopment Area.

Table 11.1-1: ABAG Population Growth Trends in San Ramon, Contra Costa County and San Francisco Bay Area

	1980	1990	2000	Projected 2010	Projected 2020	Growth 1980-2000	Projected Growth 2000-2020
San Ramon							
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Growth (% per decade)	n/a	75	30	39	27		
Contra Costa County							
Total Population	656,380	803,730	941,900	1,076,800	1,169,000	43%	24%
Growth (% per decade)	n/a	22	17	14	9		
San Francisco Bay Area							
Total Population	5,179,790	6,020,150	6,930,600	7,631,400	8,026,900	34%	16%
Growth (% per decade)	n/a	16	15	10	5		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 population estimated at 50,555, and 2020 population projected at 95,875).

Source: ABAG Projections 2000.

Age and Race

Table 11.1-2 shows an estimated distribution of residents by age group within San Ramon. According to the 1990 Census, San Ramon's population is made up of about 30 percent minors under age 19. The estimated 7 percent seniors over age 60 constitute a significantly smaller proportion of elderly residents than throughout Contra Costa County (17 percent). The City's total workforce-age population (age 20-59) includes 22,650 residents.

According to the 2000 U.S. Census, San Ramon's population consists of 77 percent Whites, 15 percent Asians, and 2 percent African Americans. In comparison, residents of Contra Costa County are more racially diverse at 66 percent Whites, 11 percent Asians, and 9 percent African Americans.

Table 11.1-2: Age Distribution in San Ramon (1990)

<i>Age Group</i>	<i>Population</i>	<i>Percent of Total</i>
Less than 9 years	5,181	15
10 – 19 years	5,243	15
20 – 29 years	5,464	15
30 – 39 years	7,372	21
40 – 49 years	7,050	20
50 – 59 years	2,767	8
60 – 69 years	1,397	4
70 – 79 years	594	2
Greater than 80 years	235	1
Total	35,303	100

Source: 1990 U.S. Census.

The difference in residents of Hispanic Origin (7 percent in the City and 18 percent in the County) further shows that San Ramon's population is less diverse than that of the entire County.

Households

The number of households in San Ramon has increased at a faster rate than population during the last two decades. Table 11.1-3 illustrates household growth trends through the year 2020. The number of households within San Ramon has risen from 6,390 to 16,280 since 1980, an increase of 155 percent. By contrast, population growth was only 127 percent over the same time period.

The differences in growth rates are largely due to a decrease in household size. Average household size in 1980 was estimated at 3.16 persons per household; it is currently estimated to be an overall average of 2.81 persons per household.

As shown in Table 11.1-4, the 1990 U.S. Census estimated that approximately 70 percent of San Ramon households were occupied by homeowners, while the remaining 30 percent were occupied by renters.

Table 11.1-3: Household Growth Trends in San Ramon

	1980	1990	2000	2010	2020	Growth 1980-2000	Growth 2000-2020
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Growth (% per decade)	n/a	75	30	39	27		
Total Households ²	6,390	12,900	16,280 ²	22,220	28,410 ²	155%	75%
Growth (% per decade)	n/a	102	26	37	28		
Average Household Size	3.16	2.74	2.81	2.86	2.83		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 population estimated at 50,555, and 2020 population projected at 95,875).

²Note that ABAG household projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 housing units estimated at 17,990, and 2020 housing units projected at 34,235).

Source: ABAG Projections 2000.

Table 11.1-4: Households by Tenure - 1990

	Housing Units	Percent
Households	12,850	100 %
Owner-occupied	8,880	69 %
Rental	3,960	31 %

Source: 1990 U.S. Census

INCOME AND HOUSING COSTS

Average household income in San Ramon is high. ABAG ranks the City seventh highest in mean household income out of 21 jurisdictions in Contra Costa County. Table 11.1-5 shows that ABAG estimates the City's mean (average) household income for the year 2000 to be \$102,300, as compared with the County-wide mean of \$79,000. Mean incomes for San Ramon households are projected to increase to \$152,000 by the year 2020.

Table 11.1-5: Mean Household Income Trends in San Ramon and Contra Costa County

	1990	2000	2010	2020
San Ramon	\$87,500	\$102,300	\$122,800	\$152,000
Growth (per decade)	n/a	17%	20%	24%
Contra Costa County	\$67,800	\$79,000	\$89,400	\$99,300
Growth (per decade)	n/a	17%	13%	11%

Note: Mean Household Income in constant 1995 dollars.

Source: ABAG Projections 2000

Housing Affordability

While household incomes have been rising steadily over the last 20 years, they have not kept pace with the rapidly escalating costs of housing. The maximum annual amount that each household can feasibly spend on housing costs (e.g., mortgage, rent, utilities) is 30 percent of the household annual

income. Table 11.1-6 shows maximum housing costs distributed by income categories for Contra Costa County.

The income categories, as defined by the State Department of Community Development (HCD), include:

- **Very Low:** Those households with income less than 50 percent of the County's area median income.
- **Low:** Those households with income between 50 and 80 percent of the County's area median income.
- **Moderate:** Those households with income between 80 and 120 of the County's area median income.
- **Above Moderate:** Those households with income above 120 percent of the County's area median income.

Table 11.1-6: Maximum Monthly Housing Costs by Income Category for Contra Costa County (1998)

<i>Income Category</i>	<i>Annual Income¹</i>	<i>Maximum Monthly Housing Costs</i>
Very Low	< \$31,650	< \$791
Low	\$31,651 - \$50,640	\$791 - \$1,266
Moderate	\$50,641 - \$75,960	\$1,266 - \$1,899
Above Moderate	> \$75,961	> \$1,899

¹Based on Contra Costa County Area Median Income (AMI) of \$63,300.

Source: Dyett & Bhatia, ABAG Regional Housing Needs Determination 1999-2006.

Review of for-sale advertisements in the San Ramon Valley Times and Tri-Valley Herald (February 2001) resulted in a median 4-bedroom/2-bath unit listed at \$549,950. Similar review of rental units in the San Ramon Valley Times and Tri-Valley Herald (February 2001) resulted in a median 3 bedroom/2 bath unit listed at \$2,200 per month. Annual household income necessary to afford said median rental unit would be \$88,000, significantly more than the Above Moderate income limit for County residents.

The 1990 U.S. Census estimated that approximately 62 percent of Very Low and Low Income households were overpaying for housing costs, considering both owner-occupied and rental units (see Table 11.1-7). Additionally, 37 percent of Moderate and Above Moderate Income homeowners were overpaying on their mortgage. A total of 4,890 households in San Ramon were paying greater than 30 percent of their income toward housing costs in year 1990.

Table 11.1-7: Overpayment of Housing - 1990

	Very Low & Low	Percent	Moderate & Above	Percent	Total
Owner-occupied Units	1,651	100 %	6,531	100 %	8,182
Acceptable (<30% of Income)	624	38 %	4,104	63 %	4,728
Overpayment (>30% of Income)	1,027	62 %	2,427	37 %	3,454
Rental Units	2,183	100 %	1,716	100 %	3,899
Acceptable (<30% of Income)	823	38 %	1,642	96 %	2,465
Overpayment (>30% of Income)	1,360	62 %	74	4 %	1,434

Source: 1990 U.S. Census

EMPLOYMENT

Up until the early 1980's, the City of San Ramon was primarily a bedroom community for the major employment centers in the Bay Area: San Francisco, Oakland, and San Jose. The development of Bishop Ranch, beginning in 1981, has transformed the City into a significant regional employment center itself. The decade from 1980 to 1990 saw a 510 percent increase in jobs within the City.

San Ramon ranks first among all Contra Costa County jurisdictions in the absolute number of jobs projected by 2020. Table 11.1-8 illustrates employment trends projected by ABAG. According to these projections, San Ramon will add 22,390 new jobs in the next 20 years, which represents a 58 percent increase over the current estimated number of jobs.

Table 11.1-8: Employment Trends in San Ramon

	1980	1990	2000	2010	2020	Growth 1980-2000	Growth 2000-2020
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Employed Residents	10,060	21,190	27,300	39,000	50,400	172%	85%
Total Jobs ²	5,330	32,490	38,580 ²	50,550	60,970 ²	624%	58%
Growth (% per decade)	n/a	510	19	31	21		
Jobs/Housing Ratio ³	0.53	1.53	1.41 ³	1.30	1.21 ³		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 population estimated at 50,555, and 2020 population projected at 95,875).

²Note that ABAG employment projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 jobs estimated at 41,445, and 2020 jobs projected at 59,000).

³Note that ABAG jobs/housing ratio projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 jobs/housing ratio estimated at 1.55, and 2020 jobs/housing ratio projected at 1.16).

Source: ABAG Projections 2000.

Jobs/Housing Balance

The jobs/housing ratio is a concept that correlates economic growth with the anticipated increase in demand for housing. The ratio actually compares the number of jobs available within the City to the number of employed residents living there. The trend since the mid-1980's, and development of Bishop Ranch, has been toward in-commuting. The current jobs/housing balance is estimated at 1.55, with more jobs than employed residents. However, as buildout under the General Plan will add more population than it will jobs, the jobs/housing ratio should fall to 1.16 by the year 2020.

REGIONAL HOUSING ALLOCATION

State law establishes that regional councils of government shall identify for each city and county its "fair share allocation" of its most recent Regional Housing Needs Allocation in November 2000. In assessing regional housing needs, ABAG took into consideration several factors: market demand for housing, housing value trends and income/affordability analysis, employment opportunities, availability of suitable residential sites and public facilities, commuting patterns as they relate to the differences in job creation and labor supply, type and tenure of housing supply, and housing needs of farm workers. In turn, cities and counties must address these local shares of regional housing in their General Plan Housing Elements.

State law requires that regional housing needs allocations also consider the need for housing at all income levels. To promote a more equitable distribution of the regional needs, ABAG

uses city, county, and Bay Area averages to determine the proportion of housing within each income level. Table 11.1-9 shows the distribution of housing needs by income level for selected jurisdictions within Contra Costa County. The income categories used are described in the discussion of Housing Affordability, above.

LOCAL HOUSING SUPPLY

San Ramon's housing supply has grown very rapidly in the last two decades, much of it through annexation of development approved by the County. According to the 1990 U.S. Census, the vacancy rate for housing units in San Ramon was at an optimal 5 percent. Of all occupied units within San Ramon, approximately 70 percent (8,880 housing units) were owner-occupied and 30 percent (3,960 housing units) were rentals.

Household size in owner-occupied units was just over 3.0 in 1990, while rental households were significantly smaller (2.0). This is likely a result of parents with families choosing to become homeowners, while single residents or couples without children continue to rent.

Household Type

In 1990, the City's housing stock was dominated by families with children. As shown in Table 11.1-10, married-couple families constituted approximately 65 percent of total households within San Ramon, while female householders resided in 6 percent of the housing stock. Over 5,000 local households include children. Average family size, at 3.23 persons per family, was greater than average total household size, at 2.76 persons per household. This imbalance was likely due to 26 percent of City households made up of non-family persons, who tend to prefer fewer persons per household.

Table 11.1-9: Regional Housing Needs Determination, ABAG 1999-2006

Jurisdiction	Projected Need	Income Distribution				Average Annual Need
		Very Low	Low	Moderate	Above Moderate	
Brentwood	4,073	906	476	958	1,733	543
Concord	2,319	453	273	606	987	309
Danville	1,110	140	88	216	666	148
Pittsburg	2,513	534	296	696	987	335
Richmond	2,603	673	314	670	946	347
San Ramon	4,447	599	372	984	2,492	593
Walnut Creek	1,653	289	195	418	751	220
Contra Costa County	34,710	6,683	3,782	8,596	15,649	4,628

Source: ABAG Regional Housing Needs Determination, 1999-2006 (Final Official Release 11-16-2000)

Table 11.1-10: Household Type in San Ramon (1990)

Household Type	Population	Percent of Total Households
Married Couple Families	8,270	65
<i>With Own Children</i>	4,510	35
Female Householders	790	6
<i>With Own Children</i>	450	4
Male Householders	360	3
<i>With Own Children</i>	130	1
Total Families	9,420	74
<i>With Own Children</i>	5,100	40
Average Persons per Family	3.23	
Non-family Households	3,390	26
Total Households	12,810	100
Average Persons per Household	2.76 ¹	

Note: Italicized categories are sub-categories.

¹ 1990 household size estimate varies slightly from that reported by ABAG in Table 11.1-3 (2.74 persons per household).

Source: 1990 U.S. Census (ABAG Data Center).

Age and Size

The housing stock in San Ramon is in extremely good condition, a reflection of its relative young age. Based on a total of 13,530 housing units recorded by the 1990 U.S. Census, less than one percent of the City's dwelling units were built before 1960. Approximately 52 percent of housing construction occurred in the 1980's, and the median year of construction for all housing units within San Ramon was 1981.

Table 11.1-11 shows the distribution of housing units by size of structure in San Ramon in 1990. A majority of the total housing units were single-family, 1 unit structures (74 percent). Approximately 64 percent of housing units in 1990 were single-family detached homes, with 10 percent single-family attached structures (for example, townhomes or duplexes). Approximately 16 percent of housing units were located within 5 to 19 unit (multi-family) structures. A majority of vacant units in 1990 were located within these 5 to 19 unit apartment structures. This is largely because multi-unit complexes are primarily rental units with higher turn-over rates.

Table 11.1-11: Housing Units by Size in San Ramon (1990)

	Housing Units	Percent of Total
1 Unit Structure	10,040	74
Detached	8,700	64
Attached	1,340	10
2 Unit Structure	20	0
3-4 Unit Structure	540	4
5-9 Unit Structure	1,100	8
10-19 Unit Structure	1,060	8
20-49 Unit Structure	290	2
50+ Unit Structure	420	3
Other (Houseboat, etc.)	70	1
Total	13,530	100
Median Units in Structure	1.67	

Source: 1990 U.S. Census (ABAG Data Center)

SPECIAL NEEDS GROUPS

To provide adequate housing for all people, the City must consider the housing needs of handicapped persons, female-headed households, large families, senior citizens, and the homeless. The shelter requirements for these special groups may point to the need for “accessible”, larger or smaller, secure, and/or affordable housing.¹

Overcrowding

Overcrowding reflects the inability of families to afford larger homes. Overcrowding is defined as more than one person per room in a housing unit. According to the 1990 U.S. Census, San Ramon contained 215 units with 1.01 or more persons per room. This constituted less than 0.02 percent of total occupied units within the City. Overcrowding of housing units is not a concern in San Ramon.

Disabled

The 1990 U.S. Census indicated that five percent of the City’s population of working age (16 years and over) had a work disability, and two percent were therefore not in the labor force. The 1990 U.S. Census also indicated that one percent of the City’s working population had a public transportation disability. A straight-line projection of 1990 U.S. Census data results in 4,800 disabled persons of working age in San Ramon in the year 2020 (total population 95,875).

¹ The population estimates described in this section vary slightly from those stated earlier in the Housing Element because they are based on two distinct sources. Table 11.1-1, for example, uses ABAG Projections 2000 as an estimate of total 1990 population while the Special Needs Groups discussion is based on population projections published by the 1990 U.S. Census.

The special housing needs of disabled persons include accessible housing units, in close proximity to public services and commercial centers, with special design features that alleviate the disability. State law requires that all rental apartments containing five or more dwelling units are made accessible and adaptable to disabled persons. The City applies standard conditions of approval to residential development projects that reflect this mandate.

Female-Headed Households

The 1990 U.S. Census showed that four percent of total households in San Ramon were headed by females with children under age 18. Female-headed households are considered a special needs group because of the higher incidence of poverty in these households than in all families. The U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poor. In the year 2000, the estimated poverty threshold for a family of four was \$17,600.

Of the 788 female-headed households in 1990, five percent were below poverty level. Comparatively, only one percent of the total families in San Ramon were below poverty level. Female-headed households need housing affordable to Very Low Income families, in areas suitable for child-rearing, and with access to transit networks, schools and parks, and daily services. Mixed use and infill development proposed within this General Plan should provide more affordable housing opportunities that meet the needs of female-headed households.

Large Families

In 1990, ten percent of the total number of households in San Ramon contained five or more people. Of these large households, approximately 94 percent were owner-occupied (see Table 11.1-12). In comparison, an estimated 89 percent of smaller households were occupied by homeowners.

Table 11.1-12: Large Households by Tenure - 1990

	Family <4	Percent	Large Family	Percent
Households	8,884	100%	3,961	100%
Owner-occupied	7,883	89%	3,722	94%
Rental	1,001	11%	239	6%

Source: 1990 U.S. Census

Applying a straight-line projection to the 1990 proportion of large households, there will be approximately 3,420 large families within San Ramon in the year 2020.

Finding rental housing with higher than average bedroom counts is a typical problem for large families, particularly those with lower income levels. In San Ramon, for example, large families are virtually excluded from apartments, as they are all one- and two-bedroom units. Policies in this Housing Element address provision of large, affordable housing units.

Senior Citizens

According to the 1990 U.S. Census, 4 percent of San Ramon's population was over age 65. However, the elderly suffer disproportionately from poverty: six percent of the population over 65 lived below the poverty level in 1990, compared to two percent of the population under 64.

As shown in Table 11.1-13, the 1990 U.S. Census estimated that approximately 82 percent of senior households are owner-occupied, and 18 percent are rentals. In comparison, over 30 percent of remaining households (headed by adults under 65 years) are rentals.

Table 11.1-13: Elderly Households by Tenure - 1990 Census

	Householder 15-64 yrs	Percent	Householder >65 yrs	Percent
Households	11,999	100%	846	100%
Owner-occupied	8,190	68%	694	82%
Rental	3,809	32%	152	18%

Source: 1990 U.S. Census

Senior citizens often have difficulty finding housing because of fixed incomes, limited mobility, and the need for relatively easy access to health and convenience services. The Section 8 waiting list administered by the County Housing Authority includes households looking for units in the San Ramon area; in March 1990, 504 households were on the waiting list for one-bedroom units. Approximately 20 percent of these were elderly households. Proposed senior housing sites in this General Plan will further contribute to the affordable housing stock.

San Ramon currently has eleven licensed residential care facilities for the elderly which will accommodate non-ambulatory clients: Henrikson House, Villa San Ramon, Sunny Days Care Facility, Casa San Ramon, Evergreen Terrace, Crow Canyon RCFE, Merrill Gardens San Ramon, Villa Dublin #2 Care Home, Pine Valley Homes, Sunshine Care Home, and Twilight Home 2.

Homeless

Although there are not any homeless shelters within the Planning Area, several nearby communities offer emergency and homeless centers that serve San Ramon residents, as needed:

- Valley Community Health Center, Family Crisis Services – Emergency shelter in Livermore,
- Contra Costa Crisis Center – Emergency shelters in Concord and Richmond,
- Eden Council for Hope and Opportunity (ECHO) – Housing assistance office in Livermore, and
- Bay Area Rescue Mission – Men’s and Women’s emergency shelters in Richmond.

San Ramon has periodically contracted with various homeless/emergency shelters to provide program funding, if needed by City residents.

Farm workers

San Ramon is an urbanized area of Contra Costa County and does not have any working farms. Thus, there is no demand for farm worker housing in the City.

ENERGY CONSERVATION

Conservation of energy has become an important issue in housing policy because of the rise in energy costs over the last few decades. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness, and the application of appropriate technology.

The City’s Building and Safety Services Department enforces California’s energy building code (Title 24) through its plan-checking process. These regulations establish minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies.

Energy conservation is also addressed through the City’s environmental review process. The Negative Declaration or Environmental Impact Report for a development project identifies energy impacts and, if necessary, requires mitigation measures to be implemented to reduce energy consumption.

11.2 LAND INVENTORY

This section describes existing residential development within the City and analyzes the amount of vacant land available for future housing development. Existing residential densities are used to determine projected housing units in the year 2020.

EXISTING RESIDENTIAL USES

Existing land uses and housing units are described by planning subarea (see Figure 4-2 in Land Use Element):

- **Bishop Ranch.** The Bishop Ranch subarea has established San Ramon as one of the major employment centers of the San Francisco Bay Area. Office, manufacturing and warehouse, retail, and commercial service uses total about 8.0 million square feet of floor space. The Central Park, San Ramon Community Center, San Ramon Public Library, Iron Horse Middle School, Marriott Hotel, and Shops at Bishop Ranch have been added to the subarea since the City was incorporated in July 1983. These

facilities provide a central focus for the San Ramon community.

- **Bollinger Canyon.** The Bollinger Canyon subarea follows both sides of Bollinger Canyon Road into the Las Trampas Regional Wilderness boundaries. Bollinger Canyon is almost entirely outside City limits, and paralleled on both sides by steep slopes and high ridges. At present, there are approximately 120 homes in this subarea beyond City limits, almost all of which are on parcels of an acre or more, and many of which have equestrian facilities.
- **Crow Canyon.** This subarea includes three major retail centers and several architecturally significant office buildings, totaling roughly 4.8 million square feet of commercial, service, and office uses. Crow Canyon subarea also includes the highest number of sites the City considers to be underutilized. Recent residential developments, such as Promontory View, Deerwood Highlands, Cambrio, and Bollinger Crest are contributing to the economic revitalization of the area. Approximately 1,780 housing units are existing or underway in Crow Canyon.
- **Dougherty Hills.** The primary land use in this subarea is residential, with 4,800 homes. The largest residential community is Canyon Lakes, which was constructed during the 1980s under the jurisdiction of Contra Costa County. Canyon Lakes includes a golf course, small retail shopping area, and wide array of contemporary housing design and architecture. The Dougherty Hills area offers diverse housing choices, from large homes on quarter-acre lots at Royal Ridge and Deer Ridge to luxury condominium and modern garden-style apartments in Canyon Lakes.

- **Dougherty Valley.** In 1994, San Ramon, Danville, and Contra Costa County agreed to allow initial development of up to 8,500 homes in this subarea, with development exceeding this limit to a maximum of 11,000 units following further traffic analysis. As of August 2000, two residential developments comprising 590 units were complete in Dougherty Valley: Bent Creek (450 units) and Old Ranch Estates (135 units). These projects are not part of the Settlement Agreement.

Gale Ranch (1,215 units) is the first Dougherty Valley project underway and was recently annexed by the City of San Ramon, as provided for in the Dougherty Valley Settlement Agreement. Approvals for an additional 4,074 units were recently granted by Contra Costa County. Site preparation for Windemere Ranch (2,250 units) has begun, while work has yet to begin on Gale Ranch 2 (1,825 units). Although Dougherty Valley is envisioned primarily as a residential area with neighborhoods organized around schools, parks, and creek corridors, a “Village Center” is planned at the confluence of the two branches of Alamo Creek.

- **Southern San Ramon.** The City’s initial residential development began during the mid-1960s in the Southern San Ramon subarea. During the 1970s and the early 1980s, neighborhoods spread northward to Montevideo Drive from the County line. Today, with approximately 7,280 residences, Southern San Ramon is a model suburban community of primarily single-family homes on parcels of 6,500 to 10,000 square feet that feature mature landscaping.
- **Twin Creeks.** Development in the Twin Creeks subarea began in 1969 and spread southward. Residential neighborhoods in this subarea are well established and

attractive, yet diverse with respect to type of housing, densities and lot sizes. There are approximately 3,080 dwelling units, of which 77 percent are detached single-family homes on lots ranging from 5,000 to 10,000 square feet. The remaining 23 percent is comprised of townhouses, condominiums, and apartments. Two new neighborhood parks—Alta Mesa and San Catanio Creek (the Woodlot)—are scheduled for completion by years 2001 and 2003 respectively.

- **Westside.** The Westside subarea encompasses 3,300 acres of largely unincorporated open hillsides. In 1989, the City adopted a specific plan for the Westside. The area along San Ramon Valley Boulevard is designated primarily for residential development, with a neighborhood shopping center (Gateway Centre). Development south of Norris Canyon Road, outside of City limits, has been approved by Contra Costa County and will ultimately consist of 370 large lot homes ranging from a third of an acre to more than one acre in size. The balance of the site is to be maintained as open space, with recreational and fire trails connecting the open space and the developed areas. In all, approximately 1,290 units were included in the Westside Specific Plan. In order to ensure consistency with this General Plan, the Westside Specific Plan will be amended to establish a 1,310 unit limit (see Policy 4.7-I-7).
- **Tassajara Valley.** The Tassajara Valley is proposed as San Ramon's newest planning subarea. This valley comprises approximately 4,900 acres located east of San Ramon. Currently, much of the land in the Valley is in agricultural use, such as spring pasture and livestock grazing, with a few orchards, small horse ranches, and five-acre ranchettes. Residential development is limited to approximately 220 rural residential units, most of which are clustered

along Camino Tassajara and side roads. The majority of the land area is in private ownership.

Neighborhood Preservation Program

As of year 2001, the City of San Ramon Planning Department continually monitors the existing housing supply through the City's Neighborhood Preservation Program. A total of six housing units are currently being rehabilitated throughout the City, while none have been identified as needing replacement.

Assisted Housing Supply

According to the Tri-Valley Affordable Housing Committee's 1999 Directory of Assisted Housing and City staff, there are currently eight residential projects in San Ramon that provide affordable housing for local residents and workers (see Table 11.2-1). These assisted housing projects, a majority of which are located within the Crow Canyon Redevelopment Area, total approximately 170 affordable housing units.

Table 11.2-1: Assisted Housing Supply in San Ramon, 1999

<i>Project Name</i>	<i>Planning Subarea</i>	<i>Below Market Rate Units</i>	<i>Total Housing Units</i>
Bollinger Crest	Crow Canyon	15	65
Cambrio	Crow Canyon	13	85
Canyon Point	Dougherty Hills	17	114
Cedar Pointe	South San Ramon	25	248
Old Mill Village	Crow Canyon	19	125
Park Place	Crow Canyon	20	36
Promontory Point	Crow Canyon	36	400
Villa San Ramon	South San Ramon	24	120
Total Housing Units		169	1,193

Source: Tri-Valley Affordable Housing Committee, 1999 Directory of Assisted Housing.

HOUSING DEVELOPMENT POTENTIAL

Based on acreage and proposed General Plan designations of vacant and underutilized parcels in San Ramon, it is possible to approximate future housing development potential. Table 11.2-2 tracks the existing, approved and underway, and additional potential units expected at General Plan buildout.

There are currently 17,990 housing units within the San Ramon Planning Area, a majority of which are located in the Dougherty Hills and Southern San Ramon sub-areas. An additional 12,175 housing units are approved, underway, or programmed in the City. Approximately 11,000 housing units are programmed for development within Dougherty Valley,

per Settlement Agreement with Contra Costa County, the Town of Danville, and residential developers. These units will be annexed to the City as final maps and tax sharing agreements are approved as provided for in the Settlement Agreement.

Approximately 4,065 additional housing units could be built within the City, based on vacant land availability, redevelopment potential, and General Plan designations. The total number of existing, approved, and potential housing units in San Ramon is 34,230 at buildout of the General Plan.

OPPORTUNITY SITES

Table 11.2-3 and Figure 11-1 illustrate opportunity sites identified for development or redevelopment of housing. Sites providing the City with opportunities for housing construction total approximately 390 acres. Using average housing density assumptions, buildout of the General Plan projects approximately 460 single-family units and 3,605 multi-family and mixed use units. Potential exists within these multi-family and mixed use projects for construction of significant workforce and senior housing supply, located near the City's shopping centers and transit lines.

In addition to the housing opportunity sites identified in Figure 11-1, buildout of the Dougherty Valley will provide 11,000 housing units within the Planning Area.

Table 11.2-2: Summary of Residential Development and Potential

Subarea	Existing Housing Units	Approved, Underway, or Programmed Units ¹	Additional Potential Units in General Plan Buildout	Total Existing, Approved, and Additional Housing Units
Bishop Ranch	0	0	770	770
Bollinger Canyon	120	35	795	950
Crow Canyon	1,570	210	1,680	3,460
Dougherty Hills	4,800	115	0	4,915
Dougherty Valley	590	11,000	0	11,590
Southern San Ramon	7,280	45	570	7,945
Tassajara Valley	220	0	0	220
Twin Creeks	3,060	140	0	3,200
Westside	350	630	250	1,180
Planning Area	17,990	12,175	4,065	34,230

¹Includes development approved/underway by the City of San Ramon and Contra Costa County. Also includes the remaining programmed units under the 11,000 unit buildout in Dougherty Valley, as provided by the Settlement Agreement (8,500 units initially; an additional 2,500 units with mitigation of traffic impacts).

Source: City of San Ramon Planning Services Department; Dyett and Bhatia, 2001

Table 11.2-3: Housing Opportunity Sites in San Ramon (see Figure 11-1)

Site ¹	Location	Planning Subarea	General Plan Designation	Residential Density	Total Acres	Single-Family Housing Units	Multi-Family Housing Units	Total Housing Units
A	San Ramon Valley Blvd	Crow Canyon	Mixed Use	<0.35 FAR	7.7		97	97
B	Hooper Drive	Crow Canyon	Mixed Use	<0.35 FAR	4.8		61	61
C	Omega/Purdue	Crow Canyon	Mixed Use	<0.35 FAR	2.0		25	25
D	Omega/Beta	Crow Canyon	Mixed Use	<0.35 FAR	2.7		35	35
E	Deerwood/Omega	Crow Canyon	Mixed Use	<0.35 FAR	2.7		34	34
F	Old Crow Canyon/Deerwood	Crow Canyon	Mixed Use	<0.35 FAR	9.1		115	115
G	Omega/Hooper	Crow Canyon	Mixed Use	<0.35 FAR	0.6		8	8
H	Old Crow Canyon/Deerwood	Crow Canyon	Mixed Use	<0.35 FAR	5.1		65	65
I	Deerwood/Omega	Crow Canyon	Mixed Use	<0.35 FAR	1.3		17	17

Table 11.2-3: Housing Opportunity Sites in San Ramon (see Figure 11-1)

Site ¹	Location	Planning Subarea	General Plan Designation	Residential Density	Total Acres	Single-Family Housing Units	Multi-Family Housing Units	Total Housing Units
J	Camino Ramon/Fostoria	Crow Canyon	Mixed Use	<0.35 FAR	12.7		161	161
K	Norris Canyon/Alcosta	Crow Canyon	Mixed Use	<0.35 FAR	10.1		128	128
L	Bollinger Canyon/Iron Horse	Bishop Ranch	Mixed Use	<0.35 FAR	14.3		181	181
M	Diablo Plaza 1	Crow Canyon	Mixed Use	<0.35 FAR	12.0		152	152
N	Diablo Plaza 2	Crow Canyon	Mixed Use	<0.35 FAR	24.9		316	316
O	Bishop Ranch Plaza	Bishop Ranch	Mixed Use	<0.35 FAR	19.8		251	251
P	Marketplace	Southern San Ramon	Mixed Use	<0.35 FAR	26.0		330	330
Q	Country Club Village	Southern San Ramon	Mixed Use	<0.35 FAR	10.7		136	136
R	Gateway	Westside	Mixed Use	<0.35 FAR	12.8		163	163
S	Crow Canyon Commons	Crow Canyon	Mixed Use	<0.35 FAR	16.2		205	205
T	Alcosta/Stage Coach	Southern San Ramon	Mixed Use	<0.35 FAR	3.7		47	47
U	Alcosta/Kimball	Southern San Ramon	Multi-Family VH	30–50 un/ac	1.4		56	56
V	Laborer's	Westside	Hillside Residential	<2 un/ac	7.6	6		6
W	Laborer's	Westside	Single-Family Low	0.2–3 un/ac	2.7	15		15
X	Chu Residential	Bollinger Canyon	Hillside Residential	<2 un/ac	15.4	40		40
Y	Faria	Bollinger Canyon	Multi-Family High	14–30 un/ac	15.5		420	420
Y	Faria	Bollinger Canyon	Hillside Residential	<2 un/ac	26.4	48		48
Y	Faria	Bollinger Canyon	Medium Density	6–14 un/ac	19.6	248		248
Z	Geldermann	Westside	Hillside Residential	<2 un/ac	105.0	66		66
AA	Crow Canyon Commons Outlots	Crow Canyon	Mixed Use	<0.35 FAR	5.9		75	75
BB	Bishop Ranch 11	Bishop Ranch	Mixed Use	<0.35 FAR	9.0		114	114
CC	Bishop Ranch 12	Bishop Ranch	Mixed Use	<0.35 FAR	5.6		71	71
DD	Toyota	Bishop Ranch	Multi-Family VH	30–50 un/ac	8.5		340	340
EE	Central Bollinger Canyon	Bollinger Canyon	Rural Conservation	<0.2 un/ac	184.6	37		37
Totals					606.2	460	3,605	4,065

¹Site identifier corresponds with parcels in Figure 11-1.

Source: Dyett & Bhatia, 2001.

SAN RAMON GENERAL PLAN 2020

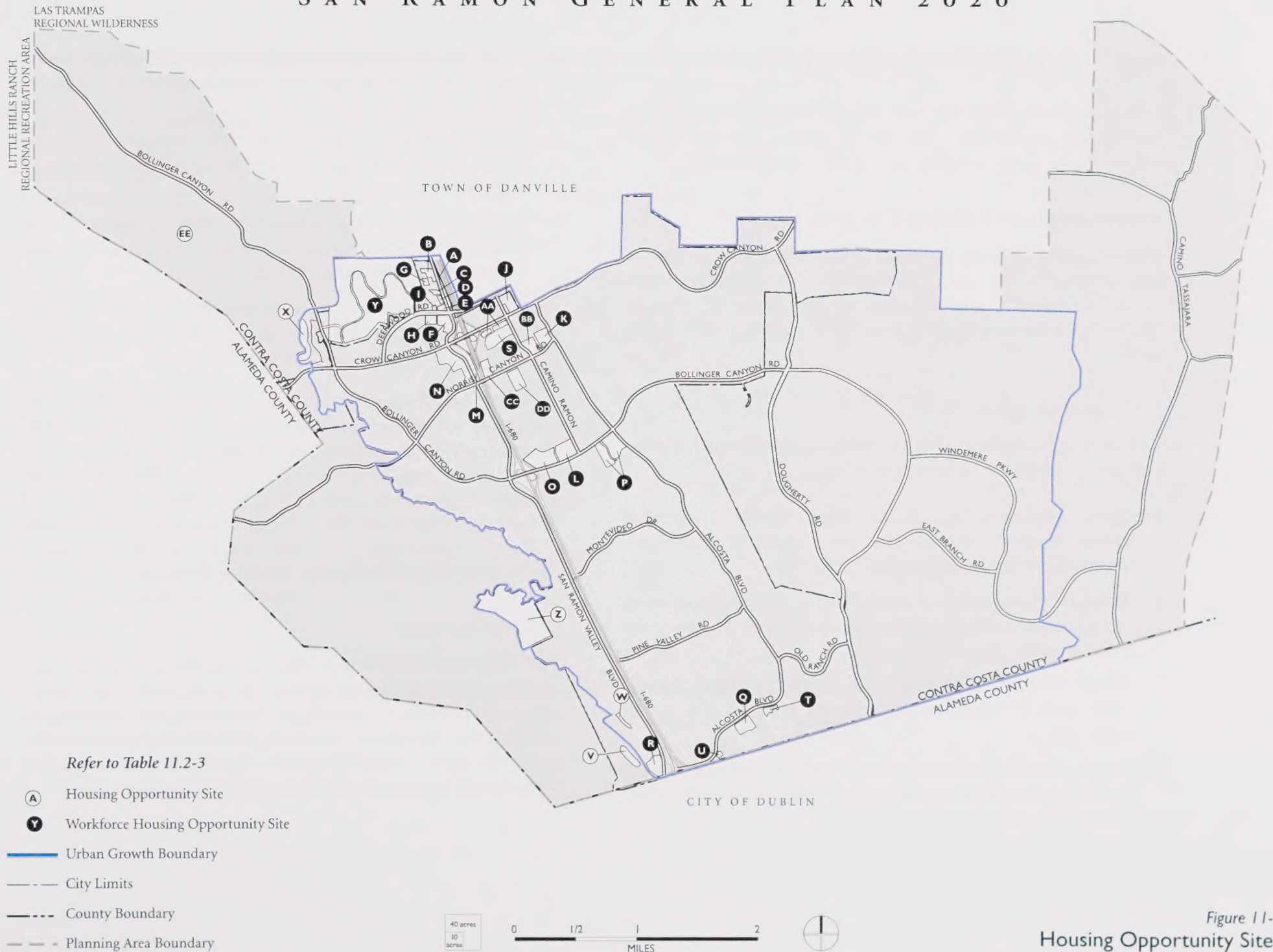


Figure 11-1
Housing Opportunity Sites

11.3 HOUSING CONSTRAINTS

This section describes the constraints applied by local, State, and federal governments, the private market, and the natural environment to the development of affordable housing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints include the regulatory functions that are basic to the role of local government. However, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations

The land use categories of the City's General Plan provide for residential growth at various density levels:

- **Rural Conservation.** Rural single family residential development at up to 1 unit per 5 acres in unserviced areas; clustering is encouraged.
- **Hillside Residential.** *(New)* Single family residential development at up to 2 units per acre; clustering is encouraged.
- **Single Family Residential-Low Density.** Single family residential development at densities between 0.2 and 3 units per acre.
- **Single Family Residential-Low Medium Density.** Single family residential development at densities between 3 and 6 units per acre.

- **Single Family Residential-Medium Density.** Single family residential development at densities between 6 and 14 units per acre.
- **Multiple Family Residential-High Density.** Multiple family residential development at densities between 14 and 30 units per acre.
- **Multiple Family Residential-Very High Density.** *(New)* Multiple family residential development at densities between 30 and 50 units per acre.

Additionally, site areas may be reduced by 20 percent if low- or moderate-income housing is provided, per the City's Affordable Housing Density Bonus Ordinance.

Zoning requirements for setbacks, lot coverages, and parking are similar to other cities in the area, and are not perceived as a constraint to housing development. A summary of development standards for the City's residential zoning districts are shown in Table 11.3-1. New zoning districts must be established for three of the General Plan land use categories – Rural Conservation, Hillside Residential, and Multiple Family-Very High Density (see Housing Program 11.6-I-3).

Fees and Exactions

The City has established fees for building permits and planning and engineering services for both single- and multi-family developments. Additional payment is also required to mitigate the impacts of proposed new developments: traffic and drainage improvements, creek studies, seismic monitoring; parkland dedication, and school impact fees.

Table 11.3-1: Property Development Regulations: RR, RE-A, RE-B, RS-12, RS-10, RS-7, RS-6, RS-D, RM, RMH, RH

	RR	RE-A	RE-B	RS-12	RS-10	RS-7	RS-6	RS-D	RM	RMH	RH
Minimum Site Area per Unit (sq ft)	5 ac	20,000	15,000	12,000	10,000	7,000	6,000	3,500	3,100	2,000	1,500
Minimum Lot Area (sq ft)	5 ac	20,000	15,000	12,000	10,000	7,000	6,000	7,000	7,500	10,000	10,000
Minimum Lot Width (ft)	300	100	100	100	70	65	60	70	60	70	70
Minimum Lot Depth (ft)	300	150	120	100	100	95	90	90	90	90	90
Minimum Yards:											
Front (ft)	30	25	20	20	20	20	20	15	15	15	15
Rear (ft)	30	15	15	15	15	15	15	15	15	15	10
Corner Side (ft)	25	20	15	15	15	15	15	10	10	10	10
Side (ft)	20	15	10	10	10	5	5	0	6	6	6
Aggregate (ft)	48	35	25	25	20	15	15	10	16	16	16
Courts	--	--	--	--	--	--	--	--	--	--	--
Maximum Height (ft)	35	35	35	35	35	35	35	35	35	35	35
Maximum Coverage	--	--	--	--	--	--	--	--	25%	35%	35%
Maximum Nonresidential FAR	--	--	--	--	--	--	--	--	0.5	0.5	0.5
Outdoor Living Area	--	--	--	--	--	--	--	--	--	--	--
Minimum Site Landscaping	--	--	--	--	--	--	--	--	35%	30%	25%
Fences and Walls	--	--	--	--	--	--	--	--	--	--	--
Off-Street Parking	--	--	--	--	--	--	--	--	--	--	--

(Note: Property development regulations represent minimum standards)

Source: City of San Ramon Zoning Ordinance.

As shown in Table 11.3-2, development fees for a model single-family dwelling total nearly \$9,500. Development fees for a model multi-family dwelling total nearly \$8,000. The cost of providing water and sewer service to new residential development is also substantial. While the City's fees are tied to the costs of providing necessary services, they are high and naturally inhibit the development of affordable housing.

Table 11.3-2: Model Development Fees in San Ramon

	<i>Single-Family</i>	<i>Multi-Family</i>
<i>Assumed Project Size (units)</i>	<i>140</i>	<i>85</i>
<i>Living Area per Unit (sq. ft.)</i>	<i>2,050</i>	<i>1,330</i>
<i>Garage per Unit (sq. ft.)</i>	<i>470</i>	<i>470</i>
Aerial Mapping Fee	\$161	\$75
City Beautification Fee	\$322	\$151
Child Care	\$292	\$279
Issuance Fee	\$25	\$25
Microfilm	\$2	\$2
Plan Check Fees	\$354	\$205
Permit Fees	\$2,536	\$1,464
Park Land Dedication	\$2,315	\$3,312
SMIP Residential	\$32	\$15
Traffic Mitigation		
City	\$530	\$371
Region	\$792	\$554
Sub-Region	\$2,128	\$1,490
Total Fees per Unit	\$9,489	\$7,943

Source: City of San Ramon Planning Services Department

Infrastructure

The provision of on-site improvements such as streets, curbs, gutters, sidewalks, landscaping, drainage, water, and sewer infrastructure are standard conditions of development approval. In many cases, off-site improvements and/or mitigations are also required, such as street widening and installation of traffic signals, public utility easements, and drainage and flood control improvements.

Development Review Process

Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors which can effect the length of development review on a proposed project include: a rezoning or general plan amendment requirement, public meetings required for Commission/Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

Generally, all developments undergo an environmental, land use, and design review process to ensure continuity of development throughout the City. This process can take anywhere from three to four months for a minor subdivision application, to up to one to two years for a major subdivision requiring an EIR. In many cases, the lengthy period of time between project application and approval is necessary due to complicated environmental, infrastructure, or other development issues. However, it is recognized that time lapse equals increased costs, and affordable housing projects are given priority in the review process.

Building Code and Enforcement

There are several City codes used as the basis for building standards in San Ramon; namely, the Uniform Building Code, Housing Code, Plumbing Code, Mechanical Code, Swimming Pool, Spa, and Hot Tub Code, Solar Energy Code, National Electrical Code, Uniform Code for the Abatement of Dangerous Buildings, and Security Ordinance. All of the codes respond to the environmental conditions in the Planning Area, such as high fire hazards due to open grasslands/slopes and expansive soils in San Ramon Valley. These additional requirements may represent an increase in individual housing costs above minimum code standards.

Resource Conservation Overlay District

The City's Resource Conservation Overlay District (RCOD) is intended to protect the scenic quality and natural resources of San Ramon's hillsides, ridges, and creeks. Specifically, development is prohibited within 100 feet of a major ridgeline and 50 feet of a minor ridgeline, within 100 feet of a creek or stream channel, and on slopes exceeding 20 percent. However, the high land costs of such preserved natural resources are divided among a project's parcels, and may significantly increase the cost of new housing units within the RCOD.

Ordinance 197

Ordinance 197 was adopted in August 1990 to further restrict development in natural resource areas, such as hillsides and stream channels. The Ordinance includes the provision of the RCOD, but eliminates exceptions in Specific Plan areas. Ordinance 197 applies to all property over the 500 foot elevation, and limits densities to 1 dwelling unit per acre between 10 and 15 percent slopes and one dwelling unit per 5

acres between 15 and 20 percent slopes. In effect, Ordinance 197 reduces the amount of developable land within the Bollinger Canyon, Westside, and Dougherty Valley subareas.

Dougherty Valley

Dougherty Valley is currently within the City's Sphere of Influence, but outside of its corporate limits. In 1996, Contra Costa County published a Specific Plan study for the 5,980-acre Valley, intended to guide the location, type, and character of future development. Dougherty Valley is planned as a residential community developed in a cluster of neighborhoods, providing housing opportunities for residents and workers of the Tri-Valley area.

The Dougherty Valley Settlement Agreement – a written agreement between Contra Costa County, the City of San Ramon, and the two development corporations – permits development of 8,500 housing units, with an additional 2,500 housing units granted with sufficient traffic mitigation. This totals 6,130 single-family and 4,870 multi-family housing units at buildout.

Section 3.5 of the Dougherty Valley Settlement Agreement states that "Fair share credit for the development of affordable housing units in Dougherty Valley will be allocated to the County and City as assigned by ABAG." Per correspondence with the Association of Bay Area Governments (ABAG) in February 2000, buildout of housing units in Dougherty Valley is assumed within the jurisdictional boundaries of San Ramon. This assumption is based on the Settlement Agreement stipulation that requires all housing units to be incorporated into the City limits in a rolling annexation.

An Affordable Housing Program for Dougherty Valley will provide at least 25 percent of the units for Very Low, Low and Moderate Income Households. However, this provision does not result in reasonable construction of affordable housing units compared to ABAG's Regional Housing Needs Determination (1999-2006) for San Ramon. Construction in Dougherty Valley constitutes 77 percent of total housing development within the City's UGB in the General Plan timeframe. However, Dougherty Valley only provides 68 percent of the City's affordable housing units, and 36 percent of the City's Very Low Income housing units.

In order for the City to enable construction of 1,955 housing units affordable to Very Low, Low, and Moderate Income households, Dougherty Valley needs to provide a greater proportion of affordable housing units than currently planned in the Settlement Agreement.

Redevelopment Agency

The San Ramon Redevelopment Agency currently has \$2.4 million in its *Low-Moderate Income Housing Fund*. This amount is expected to increase to an estimated total of \$7.5 to \$8 million by the year 2006. Over the past 6 years, a majority of the Housing Fund was spent on housing subsidies for the Villa San Ramon senior housing development.

Section 8 Programs

The Section 8 rental voucher and rental certificates programs are intended to assist very-low income families in renting safe and sanitary housing. Under the Section 8 rental voucher program, the federal government's Housing and Urban Development Department (HUD) provides a portion of housing rental costs to families, who are then responsible for

finding appropriate housing within the private market. Under the Section 8 rental certificate program, the rental certificate holder generally pays 30 percent of its monthly income towards rent and utilities, and the Housing Authority pays the remainder of the rent directly to the landlord. Families are eligible for the programs based on total gross annual income, which may not exceed 50 percent of the median income for the local county or metropolitan areas, and family size.

Within San Ramon, 13 housing units are reserved in the Cedar Pointe Apartments for households with Section 8 rental certificates.

MARKET CONSTRAINTS

Market constraints significantly affect the cost of housing and can pose barriers to housing production and affordability.

Vacant/Underdeveloped Land

The City of San Ramon is located in an established, nearly built-out Valley surrounded by pristine hillsides. The City faces increasing development pressure with a limited supply of vacant, unconstrained land. Only nine of the Housing Opportunity Sites identified in Table 11.2-3 and Figure 11-1 (previously) are located on vacant parcels which are located along the edges of the City on foothill slopes. Significant future housing construction is anticipated in mixed-use development within the Crow Canyon Redevelopment Area, or as intensification of existing commercial centers.

Cost of Housing Construction

Residential land values in the City of San Ramon average approximately \$1 million per acre. According to local real

estate agents, land zoned for single family homes sells for somewhat less than this amount, while land intended for multiple-family residential development sells for slightly more. For example, the nine-acre abandoned Country Faire Shopping Center site was sold to residential developers Braddock and Logan for over \$7 million in year 2000.

Construction costs are the largest component of total costs for a single-family detached unit – 30 to 50 percent of the finished sale price. According to RS Means *Residential Cost Data 2000*, construction costs for an average one-story single-family home (2,000 square feet of living area), built of stucco on wood frame, total \$73.30 per square foot. Land cost also plays a significant role in the overall price of new housing – about 25 percent of the finished sale price.

For multi-family attached units, construction and land costs are nearly identical – each just under 25 percent of the total cost of developing a large-scale apartment complex. Without subsidies, the private market is often unwilling to build housing affordable to Low and Moderate Income households.

A reduction in amenities and quality of building materials could result in lower sale prices, but minimum health and safety standards must be retained. Fortunately, as the number of units built increases, construction costs over the entire development are generally reduced by economies of scale. This reduction in costs is beneficial when density bonuses are used for the provision of affordable housing.

Availability of Financing

Given high housing demand and land costs in San Ramon, residential developers do not normally encounter difficulty in obtaining construction financing for projects in the City. The

cost of financing does affect housing price, currently contributing 8.5 percent to the cost of development.

Credit-worthy buyers of residential property can easily obtain mortgage financing in San Ramon. During the mid-1990's, the City participated in a first-time homebuyer program with Union Bank of California and Northbay Ecumenical Homes, a non-profit housing organization. The contract provided monies for second and third shared appreciation mortgages to qualified first-time homeowners. "Red-lined" districts, or areas where brokers or banks will not lend, are unknown in the City.

ENVIRONMENTAL CONSTRAINTS

The San Ramon Planning Area contains several significant natural features that impact the design, construction, and final cost of new housing. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property.

Geologic and Seismic Hazards

Soils within the San Ramon Planning Area are primarily clays with high shrink-swell potential, which also have high and severe erosion hazards on slopes where bare soil is exposed. Slopes range from level and gently sloping along the valley floor, to slopes exceeding 75 percent in hilly areas and where rock outcrops occur. The clays and silts included in the Planning Area would not be likely to liquefy in the event of a large earthquake, but may be subject to other seismically induced ground failures such as ground lurching. Much of the Tassajara Valley and Bollinger Canyon areas are steeply sloped, with existing and potential new landslides posing concerns for potential new development in these areas.

The primary concern regarding fault zones within San Ramon is related to the active Calaveras fault zone that runs parallel to and just west of Interstate 680. Severe ground shaking in the Planning Area has accompanied numerous large-magnitude historic earthquakes in the region, and it is likely that a similar pattern of seismicity will persist in the future. An Alquist-Priolo Earthquake Fault Zone has been established in conjunction with the fault, which prohibits construction of any new structures intended for human occupancy within 50 feet of the mapped fault trace unless current geotechnical investigation demonstrates that there are no active fault segments beneath the site of the new structure. Additionally, the Bollinger and Dublin faults (both classified as inactive), and the Mt. Diablo fold-and-thrust belt, would be susceptible to the effects of ground shaking and related secondary ground failures from rupture on the nearby active Calaveras Fault.

Storm Flooding Hazards

According to the Federal Emergency Management Agency (FEMA), a majority of Contra Costa County's creeks and shoreline lie within the 100-year flood plain. The potential for a 100-year flood, which represents a one percent chance each year, exists along small segments of San Ramon Creek, Alamo Creek, San Catanio Creek, Bollinger Creek, and South San Ramon Creek. Developments adjacent to these creek areas could be vulnerable to flooding.

Urban/Interface Fire Hazards

The risk of both urban and wildland fires exists in the San Ramon Planning Area. This risk is the result of a variety of factors, including: type of vegetation and ground cover in the Planning Area, combustibility of certain building materials,

ground slope, adequacy of access to fire suppression services, water supply, water pressure, and weather conditions.

Fire hazards in San Ramon are usually created by increases in the number of homes adjoining open space, as much of the threat of wildland fires is due to open grasslands abutting residential developments. Many neighborhoods within the City are located in remote regions and are surrounded by grasslands. As San Ramon continues to expand, more of these urban-rural interface areas are created. This situation creates extreme fire hazards, and San Ramon is committed to planning development, with the help of fire protection agencies, that minimizes the risk of fire to the greatest extent possible.

11.4 PROGRAM ACCOMPLISHMENTS

This section assesses the achievements of the adopted 1990 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the adopted Element. Schedule A (at the end of the Housing Element) is a summary of the housing programs and their implementation.

IMPLEMENTATION OF 1990 HOUSING ELEMENT

Implementation

Program:

Establish a Housing Advisory Committee to assist City staff in the development of housing programs that respond to identified housing needs in San Ramon.

Accomplishment:

- In December 1991, the San Ramon Housing Committee established the Housing Advisory Committee to advise on implementation of Housing Element goals and policies. In June 1995, the San Ramon Redevelopment Agency and City Council approved the merger of the Redevelopment Advisory Committee and the Housing Advisory Committee, because it was determined the two committees had similar goals and objectives.

Program:

Consider affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.

Accomplishment:

- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

*Affordable Housing**Program:*

Amend the Zoning Ordinance to allow increases in density bonuses above 25%, the minimum density bonus required by California law.

Objective:

518 dwelling units, of which 104 are lower income

Accomplishment:

- Greystone Ranch Affordable Housing Agreement, Resolution No. 96-2 (only development which requested the density bonus program) – Approves Provision of the Affordable Housing Density Bonus (Ordinance No. 248) for Greystone Ranch (Vesting Tentative Map 7781). Totals 88 single-family and 92 multi-family housing units, with 23 below-market-rate multi-family units affordable to Low Income households.
- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

Program:

Participate with Contra Costa County in offering programs to San Ramon residents that assist households in the purchase of their first home.

Objective:

One purchasing household per year.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. Contract between Union Bank of California, Northbay Ecumenical Homes, and the City of San Ramon to provide home ownership opportunities to local residents. As a “first-time buyer” home finance program, it provided up to \$45,000 for second and third shared appreciation mortgages.

Program:

Establish a Housing Trust Fund to assist in the development of affordable housing.

Objective:

186 lower income units

Accomplishment:

- In 1993, the San Ramon Redevelopment Agency established a *Low-Moderate Income Housing Fund*. Since 1993, the Housing Fund has generated approximately \$4.7 million in revenues. The majority of expenditures were used to subsidize affordable rental housing for seniors at the Villa San Ramon. The Housing Fund is projected to reach \$7.5 to \$8 million by the year 2006.

Program:

Develop a program that requires non-residential development to contribute housing impact fees and/or construct housing to offset housing needed for those who work in San Ramon.

Accomplishment:

- First Amendment to Chevron Park Development Agreement (July 1993) – If the City had adopted an Impact Fee (“Future Housing Fee”) by the time of occupancy of the Chevron Park development, the developer had agreed to pay a fee not-to-exceed \$0.95 per gross square foot of office space applicable to the first 630,000 square feet of office space in the development. The Future Housing Fee has not yet been adopted.

Program:

Prohibit the conversion of affordable housing units to market rate values for a period of 30 years after initial occupancy.

Accomplishment:

- San Ramon Redevelopment Agency - Limits conversion of affordable housing units constructed in Crow Canyon Redevelopment Area to 15 years.

Program:

Develop a program to ensure that occupants of non-market-rate units meet specified income requirements.

Accomplishment:

- Affordable Housing Density Bonus, Ordinance No. 248, uses the State Department of Housing and Community Development (HCD) definitions of income categories:
 - *Very Low*: Less than 50 percent of the County median income,
 - *Low*: Between 50 and 80 percent of the County median income,
 - *Moderate*: Between 80 and 120 percent of the County median income, and
 - *Above Moderate*: Above 120 percent of the County’s median income.

Program:

Work with the property owner of Cedar Pointe Apartments to maintain the existing subsidized units for low-income families.

Accomplishment:

- Section 8 Rental Certificate Program, U.S. Housing and Urban Development Department – 13 housing units reserved in Cedar Pointe Apartments for Section 8 certificate holders (Very Low Income households).

Program:

Grant density bonuses in addition to those required by State law for senior housing projects having desired characteristics as defined in existing City policy.

Objective:

200 senior units, of which 35 are lower income.

Accomplishment:

- Affordable Housing Density Bonus, Ordinance No. 248 (Text Amendment 93-003 to Division 4, Chapter 1, Section D4-120) – The purpose of the Affordable Housing Density Bonus is to establish policies that facilitate the development of affordable and senior housing. It grants a 25% (or greater) density bonus and an additional incentive to residential developers constructing 20% of their units for low income families, or 10% of their units

for very low income families, or 50% of their units for senior citizens.

- During pre-application meetings with residential developers, City staff discusses affordable and senior housing requirements and incentives.

Program:

Develop a program that provides a certain percentage of low- and moderate-income housing in residential developments throughout the City.

Objective:

781 dwelling units, of which 199 are lower income.

Accomplishment:

- San Ramon Redevelopment Agency – Requires (or considers) a minimum 15 percent affordable housing obligation in Crow Canyon Redevelopment Area.
- Bollinger Crest, Affordable Housing Agreement – Totals 65 attached housing units, with 15 affordable units (13 Very Low and two Moderate Income units).
- Cambrio Townhomes, Affordable Housing Agreement – Totals 85 attached housing units, with 13 affordable units (three Very Low, two Low and eight Moderate Income units).
- Deerwood Highlands, Affordable Housing Agreement – Meets affordable housing requirements

through off-site construction of Park Place Apartments. Deerwood Highlands totals 88 single-family units. Park Place Apartments totals 36 attached housing units, with 20 affordable units (five Very Low, five Low, and 10 Moderate Income units).

- Old Mill Village Condominiums, Condition of Approval #45 (Vesting Tentative Map 8359) – Totals 125 housing units, with 19 affordable units (eight Very Low and 11 Low Income units).
- Villa San Ramon, First Amendment to Owner Participation Agreement – San Ramon Redevelopment Agency provided a rental subsidy to the developer for 40 assisted housing units occupied by Low and Very Low Income households (162 total housing units).

Program:

Require an “in-lieu” fee from developers of market-rate housing for affordable units.

Accomplishment: No action

Program:

Utilize development agreements, when appropriate, to encourage a full range of housing types.

Accomplishment:

- Staff negotiation in Development Agreements

Program:

Evaluate and apply for available State and federal funds, and encourage the use of private financing mechanisms to assist in the production of affordable housing.

Accomplishment:

- Community Development Block Grant (CDBG), approx. \$25,000 annually, 1995 to 1999 – Financial subsidies granted to Very Low Income seniors living in the Villa San Ramon residential development for congregate care services.

Program:

Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing in San Ramon.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. “First-time buyer” home finance program where Northbay Ecumenical Homes, Union Bank of California, and City of San Ramon cooperated to provide up to \$45,000 for second and third shared appreciation mortgages. Two homebuyers have participated in the CASA Program.
- Tri-Valley Affordable Housing Committee (TVAHC) – The TVAHC addresses local housing issues, governmental solutions, funding sources, and housing projects in the Alameda-Contra Costa Tri-Valley area. The TVAHC is composed of

representatives from Alameda County, Contra Costa County, Livermore, Pleasanton, Dublin, San Ramon, and Danville.

Housing Opportunity

Program:

Encourage a mix of land uses and residential densities outside the Crow Canyon subarea.

Objective:

9,000 dwelling units, of which 1,350 are lower income and 900 are moderate income units

Accomplishment:

- Dougherty Valley Affordable Housing Program, March 1994 (see Table 11.4-2) – The Dougherty Valley Affordable Housing Program ensures that at least 25% of the total units in Dougherty Valley be affordable to Very Low, Low, and Moderate Income families. At least 10% of the Affordable Units are reserved for Very Low Income families, at least 25% for Low Income families, and no more than 65% for Moderate Income families.
- Thomas Ranch Subdivision, Condition of Approval #27 (Vesting Tentative Map 8037) – Provides varying lot sizes to accommodate 20 second units over the detached garage of single family homes.

Table 11.4-2: Dougherty Valley Affordable Housing Program Summary

<i>Income Category</i>	<i>Number of Units</i>
Very Low Income	275
Low Income	688
Moderate Income	1,788
Total Affordable	2,751
Total Dougherty Valley	11,000

Source: Dougherty Valley Affordable Housing Program Summary, March 1994

Program:

Review the General Plan and Zoning Ordinance to rezone land designated for office uses to allow residential development.

Objective:

226 dwelling units, of which 45 are lower income

Accomplishments:

- Park Place Apartments, Ordinance No. 253 (RZ 93-001, RZ 93-002 & RZ 93-003) – Rezone property at 2401 Creekside Drive from OA (Administrative Office) to RM (Medium Density Residential), and rezone property at 150 Park Place from OA (Administrative Office) to OL (Limited Office and Medium-High Density Residential).
- Deerwood Highlands, Ordinance No. 295 (RZ 97-001) – Rezone property at 2471 Deerwood Drive from OA (Administrative Office) to RMH (Medium-High Density Residential).

- Cambrio Townhomes, Ordinance No. 296 (RZ 97-004) – Rezone properties at 2491 and 2501 Deerwood Drive from OA (Administrative Office) to RM (Medium Density Residential).

Program:

Prepare and adopt the Dougherty Valley Specific Plan in 1992, and begin the process for annexation into the City, subject to a City-approved Plan.

Accomplishments:

- Dougherty Valley Specific Plan, November 1996 – The Dougherty Valley Specific Plan encompasses 5,980 acres of land within San Ramon's Planning Area. The Specific Plan addresses clustered residential neighborhoods, preservation of ridgelines and open space, circulation patterns, and provision of community facilities.
- Dougherty Valley Settlement Agreement (Memorandum of Understanding between Contra Costa County, City of San Ramon, Shapell Industries, and Windemere Ranch Partners), May 1994 – The Dougherty Valley Settlement Agreement includes provisions for annexation of Dougherty Valley to San Ramon and for development of 6,130 single-family and 4,870 multi-family housing units at buildout.

Program:

Amend the Zoning Ordinance to encourage additional housing for senior citizens, and in particular, the development of residential care and skilled nursing facilities for seniors.

Objective:

110 congregate care units, of which 15 are lower income and 95 are reserved for moderate income seniors

Accomplishments:

- SH, Senior Housing Overlay District (Division 3, Chapter 4, Sections D3-400 to D3-414) – The purposes of the Senior Housing Overlay District are to encourage the production of housing units which meet the special needs of senior citizens, provide a mechanism which ensures that senior citizen housing will be compatible with existing neighborhood character, and adopt standards which provide guidance for achieving densities above General Plan levels.
- Westside Specific Plan, adopted 1989 – Designates the First Baptist Church site for senior housing. The City's Planning Services Department is currently processing an application for the site.
- Ordinance No. 256, Section 1 – Zoning Ordinance (Division 2, Chapter 1, Section D2-102) was amended to allow Residential Care Facilities for adults and seniors in all Residential and Public/Semi-Public Districts.

- Ordinance No. 256, Section 2 – Zoning Ordinance (Division 3, Chapter 4, Section D3-406) was amended to limit the Senior Housing Overlay District to persons 55 years and older, and/or qualified permanent residents along with a senior citizen.
- RZ 94-002 – Rezone properties located within the Sunny Glen Residential Community by applying SH, Senior Housing Overlay District; Ordinance No. 258.

Program:

Develop a public relations program to publicize the existence of the City's Second Unit Ordinance.

Objective:

One moderate income unit per year.

Accomplishment:

- Building Second Units in San Ramon – Brochure developed in March 1993 describing second units as "small, independent homes that a property owner may build in addition to a main dwelling unit on the same property." The brochure details reasons for building second units, development standards, and permits required.
- Thomas Ranch Subdivision, Condition of Approval #27 (Vesting Tentative Map 8037) – Provides for 20 one-bedroom, 580 square foot second units over the detached garage of single-family homes, per Planning Director's approval.

- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

Program:

Allow for manufactured housing in residential districts provided that it meets the same standards as conventional housing and is placed on permanent foundations.

Accomplishment:

- San Ramon Zoning Ordinance, Residential Use Classifications (D1-404) – Both Multi-family Residential and Single-Family Residential "include mobile home and factory-built housing."
- Two factory-built homes located along Alcosta Blvd.

Program:

Permit a residential mix with job-producing land uses, as long as there is neighborhood compatibility and no environmental constraints.

Objective:

618 dwelling units, of which 178 are lower income

Accomplishment:

- Country Faire Planned Development, Resolution No. 99-142 (approving General Plan Amendment No. 99-001) – Project includes redevelopment of the 94,510 square feet Country Faire Shopping Center, including construction of a 9,000 square feet retail

commercial building, 42 single-family homes (6,000 square feet minimum lot size), and 36-foot wide public streets with parking and sidewalks on both sides.

- Home Depot Planned Development, Resolution No. 02-95 w/Conditions of Approval – Project includes subdivision of a 17.3 gross acre site to construct a 129,600 square foot commercial retail building (Home Depot), two smaller commercial retail pads, a medium-high density residential project (Skyline Condominiums: 36 units), and a high density residential project (Old Mill Village: 125 units).

Program:

Investigate concepts and funding sources for a homeownership assistance program.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. “First-time buyer” home finance program where Union Bank of California and City of San Ramon cooperated to provide up to \$45,000 for second and third shared appreciation mortgages administered by Northbay Ecumenical Homes. Two homebuyers have participated in the CASA Program

Program:

Study ways to encourage the development of housing accessible to disabled persons.

Accomplishment:

- Standard condition of approval for residential subdivisions: “Applicant shall provide opportunities for potential homebuyers to purchase dwelling units that contain design items which offer accessibility, depending on the homebuyer's special needs. Prior to building occupancy, applicant shall demonstrate to the Planning Department that project sales information include as an option features which are designed to provide handicapped/senior accessibility, as discussed in the City's *Accessible Housing Resource Guide*. Any features which are designed to provide handicapped/senior accessibility shall be installed only with the mutual consent of developer and homebuyer.”

Program:

Encourage housing for the mentally disabled.

Objective:

20 very low income units

Accomplishment:

- San Ramon Redevelopment Agency – Negotiated with a non-profit group to provide housing for mentally disabled persons, but no agreement was reached.

Program:

Adopt a condominium conversion ordinance.

Accomplishment: No action

Program:

Develop a program to provide affordable housing for large families.

Objective:

20 moderate income units

Accomplishment:

- Old Mill Village Condominiums – Approval of final modifications to the Development Plan on June 5, 2000. Totals 96 housing units, with 38 3-bedroom townhouse units (1,500 square feet).

Program:

Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for industrial and public/semi-public uses.

Accomplishment:

- Draft Emergency and Homeless Shelters and Transitional Housing Ordinance, September 1994 – The purpose of the Emergency and Homeless Shelters and Transitional Housing Ordinance is to provide temporary housing within the City through amendment to the Zoning Ordinance to allow emergency shelters in all Residential

and Public/Semi-Public zones, homeless shelters in Rural Residential, Public/Semi-Public, and Industrial zones, and transitional housing in Rural, Medium and High Density Residential, and Public/Semi-Public zones.

Program:

Monitor statistics from police, County agencies or private organizations regarding homeless shelter needs.

Accomplishment: No action

Program:

Support and provide funding to organizations which assist the homeless.

Accomplishment:

- Shelter Inc., Concord – From 1992 to 1996, San Ramon made annual donations of \$10,000 per year to Shelter, Inc. for staffing of an on-site housing assistance representative in the San Ramon Community Center several afternoons per week. This on-site representative provided rental assistance, emergency housing vouchers, information and referrals about local shelters, contacts for shared housing (seniors), and dispute resolution.

Program:

Work with neighboring jurisdictions in the Tri-Valley area to increase the opportunity to jointly develop affordable housing.

Accomplishment:

- Tri-Valley Affordable Housing Committee (TVAHC) – The TVAHC addresses local housing issues, governmental solutions, funding sources, and housing projects in the Alameda-Contra Costa Tri-Valley area. The TVAHC is composed of representatives from Alameda County, Contra Costa County, Livermore, Pleasanton, Dublin, San Ramon, and Danville. On February 23, 2001, the TVAHC visited seven model affordable housing projects within the region.

11.5 QUANTIFIED OBJECTIVES

The income categories used to define affordable housing in the San Ramon General Plan are based on State Department of Community Development (HCD) definitions:

- **Very Low:** Those households with income up to 50 percent of the County’s area median income.
- **Low:** Those households with income between 50 and 80 percent of the County’s area median income.
- **Moderate:** Those households with income between 80 and 120 of the County’s area median income.
- **Above Moderate:** Those households with income above 120 percent of the County’s area median income.

According to the January 1998 HCD Annual Report of Income Limits for a family of four, Contra Costa County’s area median income was \$63,300. The maximum annual amount that each household can feasibly spend on housing costs is approximately 30 percent.

This Housing Element has assumed that the City will direct all available resources to construction of priority affordable housing sites by the year 2006. Priority affordable housing sites are focused on reuse and intensification of the Crow Canyon Redevelopment Area. These priority sites are assumed to provide 60 percent of total housing units constructed as affordable units, of which:

- 35 percent are Very Low Income,
- 25 percent are Low Income, and
- 40 percent are Moderate Income.

The remaining Housing Opportunity sites identified within this Housing Element (not including Dougherty Valley) are assumed to provide 25 percent affordable housing units, of which:

- 35 percent are Very Low Income,
- 25 percent are Low Income, and
- 40 percent are Moderate Income.

Provisions within the Dougherty Valley Affordable Housing Program (March 1994) provide approximately 25 percent affordable housing units, of which:

- 10 percent are Very Low Income,
- 25 percent are Low Income, and
- 65 percent are Moderate Income.

However, this provision does not result in reasonable construction of affordable housing units compared to ABAG’s Regional Housing Needs Determination for San Ramon. Dougherty Valley constitutes approximately 77 percent of housing units within the City’s UGB in the General Plan timeframe. Assuming similar phasing of Dougherty Valley housing units as the City’s Housing Opportunity sites (80

Table 11.5-1: Quantified Housing Objectives for General Plan Buildout (2020)

	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Priority Sites (Crow Canyon RDA) ¹	228	163	261	380	1,086
Northwest Specific Plan ²	66	47	75	565	754
Other Mixed Use/Infill ²	195	139	223	1,669	2,225
Dougherty Valley ³	275	688	1,788	8,250	11,000
San Ramon Housing Units - 2006	764	1,037	2,346	10,864	15,064
ABAG Projected Housing Need	599	372	984	2,492	4,447

¹ Assumes 60% of total housing developed as affordable units – 35% to Very Low, 25% to Low, and 40% to Moderate Income households.

² Assumes 25% of total housing development as affordable units – 35% to Very Low, 25% to Low, and 40% to Moderate Income households.

³ Assumes housing development per Dougherty Valley Affordable Housing Program (March 1994); 25% of total housing developed as affordable units – 10% to Very Low, 25% to Low, and 65% to Moderate Income households.

Note: Items may not sum to total due to independent rounding.

Source: Dyett & Bhatia, 2001

percent buildout of Very Low income units and 40 percent buildout of remaining housing units by 2006), Dougherty Valley only provides 68 percent of the City's affordable housing units and 36 percent of the City's Very Low Income housing units.

The quantified objectives in Table 11.5-1 show projected housing development through General Plan buildout (year 2020) – including 4,065 housing units developed on Opportunity Sites, and 11,000 housing units in Dougherty Valley.

Table 11.5-2 shows quantified objectives for housing development by year 2006, the timeframe mandated by State law for this General Plan update. In order to meet San Ramon's projected "fair share" of regional housing needs (per

ABAG Regional Housing Needs Determination 1999-2006), the City assumes 80 percent buildout of identified priority affordable housing sites in Crow Canyon Redevelopment Area. Additionally, the City must assure construction of 80 percent of all Very Low Income housing units and 40 percent buildout of all other housing units in remaining new residential projects and Dougherty Valley by year 2006.

If the Dougherty Valley Affordable Housing Program were amended to provide a higher proportion of Very Low Income units, the affordable housing components of identified priority housing sites elsewhere in San Ramon could be adjusted to reduce the proportion (9 percent of total construction) and/or timing (80 percent buildout by 2006) of housing construction affordable to Very Low Income families.

Table 11.5-1: Quantified Housing Objectives for Housing Element Timeframe (2006)

	Very Low	Low	Moderate	Above Moderate	Total
Priority Sites (Crow Canyon RDA) ¹	183	130	209	304	826
Northwest Specific Plan ²	53	19	30	226	328
Other Mixed Use/Infill ²	156	56	89	668	968
Dougherty Valley ²	220	275	715	3,300	4,510
San Ramon Housing Units - 2006	611	480	1,043	4,498	6,631
ABAG Projected Housing Need	599	372	984	2,492	4,447

¹Assumes 80% buildout of all housing units by year 2006.

²Assumes 80% buildout of Very Low Income units and 40% buildout of all other housing units by year 2006..

Note: Items may not sum to total due to independent rounding.

Source: Dyett & Bhatia, 2001

FUNDING SOURCES FOR AFFORDABLE HOUSING

Both the State and federal governments provide financial resources to local governments to assist with affordable housing.

Federal Resources

- **Community Development Block Grant (CDBG):** Annual direct grants provided to metropolitan areas and urban counties to revitalize neighborhoods, expand affordable housing opportunities, and/or improve community facilities and services. The grants are aimed to benefit low and moderate income persons. The City of San Ramon has received monies in the past from CDBG, but has not applied for 2001.
- **HOME Investment Partnerships Program:** Federally funded program for use by the State for housing rehabilitation, tenant-based rental assistance, assistance to

homebuyers, acquisitions of housing, and new housing construction.

- **Section 8 Housing Choice Voucher Program:** Provides housing assistance to families to enable them to obtain affordable housing on the private market. Housing choice vouchers are made available to public housing authorities to assist very low-income families, non-elderly disabled people, and families for whom the lack of adequate housing is the primary reason of separation of children from their families.
- **Homeless Assistance Technical Assistance:** Aims to provide technical assistance to promote the development of housing and supportive services as part of the Continuum of Care approach, and to enable homeless persons to live as independently as possible.

State Resources

To ensure that lack of housing for California's work force does not derail economic activity in the State, the Davis administration has proposed new State housing programs. State funded programs include:

- **The Jobs-Housing Balance Improvement Program:** Provides grants to local governments to either: assist them in attracting new businesses and jobs in communities that lack an adequate employment base in relation to their housing stock; incentive grants for capital outlay projects to local governments to increase the supply of housing; and, urban predevelopment loans to local governments or private developers for proposed residential projects located within one half mile of an existing or planned transit station.
- **The Downtown Rebound Program:** Provides financing to revitalize downtowns and neighborhoods, reduce development pressure of agricultural and open space resources, and *provide* working families with options to live close to their jobs. Funding is through the Multi-family Housing Program.
- **The Interregional Partnership State Pilot Project:** Provides grants to *interregional* consortia of two or more governments, two or more subregions within a multi-county council of governments, or a county working collaboratively with the State or federal government, to

develop, evaluate and implement policies and incentives to mitigate current or future imbalances of jobs and housing. Grants may be used for development of implementation plans, to promote jobs in residential communities and housing in "job rich" communities.

- **Supportive Housing Initiative Act (SHIA):** Administered by the Department of Mental Health, this program is state funded and provides for local governments and non-profit organizations. It focuses on integrating affordable housing with supportive services for persons with disabilities.
- **Housing Enabled by Local Partnerships (HELP):** Administered by the California Housing Finance Agency to local governments, HELP aims to provide affordable housing opportunities through program partnerships with local governments.

Local Resources

- **Low-Moderate Income Housing Fund:** Established in 1993 as a Housing Trust Fund to assist in the development of affordable housing, with priority given to City employees, police, fire, and teachers. The Housing Fund is funded and operated by the Redevelopment Agency and currently contains \$2.4 million, with a projected increase to \$7.5 to 8 million by 2006.

11.6 HOUSING ADMINISTRATION

Schedule B (at the end of the Housing Element) is a detailed schedule of the housing programs proposed in Sections 11.6 – 11.12 below.

GUIDING POLICIES

- 11.6-G-1 Ensure that the City's housing programs are implemented to meet the needs of all current and future residents.
- 11.6-G-2 Ensure that quality housing is provided for all residents, according to State statutes.

IMPLEMENTING POLICIES

- 11.6-I-1 Utilize development agreements, when appropriate, to encourage a full range of housing types.
- 11.6-I-2 Create a Housing Advisory Committee (HAC) to ensure that housing programs are implemented, and provide staff resources to support the HAC, as needed.

Formation of a new HAC allows greater focus on housing affordability issues, while the Economic Development Advisory Committee (EDAC) concentrates on development and design concepts for the Crow Canyon Redevelopment Area. When the population of San Ramon reaches 50,000, outside funding under the federal CDBG program could help fund a staff housing coordinator position.

- 11.6-I-3 Update the City's Zoning Ordinance in conformance with General Plan land use designations.

City-initiated changes to the Zoning Ordinance ensure that housing opportunities are provided, in addition to streamlining the development review process.

11.7 AFFORDABLE/WORKFORCE HOUSING

GUIDING POLICY

- 11.7-G-1 Provide a range of opportunities for affordable housing.

IMPLEMENTING POLICIES

- 11.7-I-1 Require office development to contribute to the supply of workforce housing through new construction, partnerships with non-profit affordable housing providers, or payment of linkage fees.

There is a causal connection between office development and the need for additional housing in San Ramon, particularly housing affordable to the local workforce.

- 11.7-I-2 Require residential developments with more than 10 housing units to provide Below Market Rate (BMR) units through new construction, donation of land, or payment of in-lieu fees. A minimum of

25 percent of all residential developments shall be constructed as BMR units, with guarantees of continued affordability for 50 years.

In all new housing projects greater than 10 units, except those identified as priority affordable housing sites, require construction of 25 percent affordable units. Of this affordable housing stock, at least 20 percent must be Very Low Income, 30 percent Low Income, and no more than 50 percent Moderate Income. On identified priority affordable housing sites, including Crow Canyon Redevelopment Area, require construction of 65 percent affordable units, of which 50 percent is Very Low Income, 30 percent Low Income, and 20 percent Moderate Income.

Housing developers in Rural Conservation designations are not required to participate in the inclusionary zoning requirement because the maximum rural housing cluster is 10 housing units.

11.7-I-3 Establish a specific program for use of housing in-lieu fees—including timelines, milestones, and identification of housing sites—in order to ensure the timely construction of affordable housing units. Include limitations on development use of in-lieu fees to ensure that enough affordable housing is built at locations where it is needed in a timely fashion.

11.7-I-4 Organize an annual or biannual Affordable Housing Fair to educate residents, developers, non-profit organizations, and decision-makers about affordable housing sites and resources

available in the region. Seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray City costs.

An Affordable Housing Fair would provide additional opportunities for cooperation with Tri-Valley Affordable Housing Committee, Bridge Housing Corporation, and other local organizations.

11.7-I-5 Allow increases in density bonuses above 25% (the minimum required by California law) for development of affordable housing, with commitments for Very Low and Low Income housing exceeding minimum requirements established in the Zoning Ordinance.

11.7-I-6 Continue Zoning Ordinance programs (Section D4-120(D)) offering other incentives to facilitate the provision of affordable housing in San Ramon.

In addition to the State-mandated density bonus for affordable housing, the City currently offers a variety of other incentives in the Zoning Ordinance, including modification to development standards (street width or paving, curbs, and gutters, landscaping, etc.); modification to zoning requirements (lot size, height, setbacks, open space, etc.); waiver of city fee applicable to the affordable units; priority processing; city participation through direct subsidy; etc. These are appropriate incentives to facilitate development of workforce housing, as compared to other California jurisdictions.

- 11.7-I-7 Continue participation with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.
- 11.7-I-8 Continue development of affordable housing opportunities through the *Low-Moderate Income Housing Fund*, with priority given to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.
- 11.7-I-9 Prevent the conversion of affordable housing units to market rate values for a period of 50 years, after initial occupancy.
- A 30-year minimum term for conversion of affordable housing units is mandated by State law, and applies to both for-sale and rental units. A 50-year affordability goal is currently used by the Contra Costa County Housing Authority.*
- 11.7-I-10 Work cooperatively with property owners of subsidized apartments to maintain these units for low-income families.
- 11.7-I-11 Apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.
- 11.7-I-12 Encourage non-profit housing developers to provide adequate affordable housing to meet State-mandated numbers.
- 11.7-I-13 Work with Contra Costa County to ensure that affordable housing is included in all Dougherty Valley Development Plans, in all lands within the Sphere of Influence/Planning Area.
- 11.7-I-14 Seek amendments to the Dougherty Valley Affordable Housing Program to provide additional incentives for construction of Very Low Income housing.
- If San Ramon is successful in negotiations with Dougherty Valley developers, reduce the proportion of Very Low Income housing units required of priority affordable housing sites within the City, namely the Crow Canyon Redevelopment Area.*
- 11.7-I-15 Give priority processing to affordable housing projects during Plan Review, to reduce development costs.
- These affordable housing projects would include only those that meet defined criteria, including income limits for residents and guaranteed time periods for continued affordability.*
- 11.7-I-16 Pursue various financing strategies for development of affordable housing, including:
- Redevelopment Area tax increment (*Low-Moderate Income Housing Fund*);
 - Land banking;
 - Federal/State tax credits;

- Mortgage revenue bonds; and
- Mortgage credit certification.

11.8 HOUSING OPPORTUNITIES

GUIDING POLICY

- 11.8-G-1 Promote a full range of housing types, size, location, and price to permit a choice of housing for a variety of economic levels.

IMPLEMENTING POLICIES

- 11.8-I-1 Develop a program to construct and/or subsidize housing affordable to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.

- 11.8-I-2 Encourage construction of second dwelling units within single-family residential neighborhoods by expanding second unit size, reducing minimum lot size, and in appropriate cases, allowing for tandem parking.

Reducing minimum lot size to 6,000 square feet is a reasonable way to expand opportunities for construction of second units. Second unit size could range from 640 to 1,000 square feet, up to 30 percent of the main residence. The owner-occupancy, setback, and architectural review requirements would be maintained. Specific percentage requirements for second unit construction could be integrated into the Inclusionary Zoning ordinance.

- 11.8-I-3 Consider manufactured housing in residential districts where appropriate, provided that it meets the same construction and design standards as conventional, single-family housing and is placed on permanent foundations.

- 11.8-I-4 Promote a combination of residential, retail, and office uses in areas designated for mixed use.

Intensification of existing commercial centers should include affordable housing opportunities.

- 11.8-I-5 Develop and implement a homeownership assistance program, giving priority to public services employees, residents, and employed workers of San Ramon.

- 11.8-I-6 Prepare and adopt a Condominium Conversion Ordinance.

- 11.8-I-7 Require diversity in unit-size within multi-family housing projects to ensure that 3- and 4-bedroom units are provided for large families.

This will ensure that large families, defined as 5 or more persons, on limited incomes find adequate housing.

- 11.8-I-8 Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for industrial and public/semi-public uses.

- 11.8-I-9 Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing.

11.9 SENIOR HOUSING

GUIDING POLICY

- 11.9-G-1 Encourage housing for senior citizens and other special needs groups.

IMPLEMENTING POLICIES

- 11.9-I-1 Consider density bonuses in addition to those required by State law for development of senior housing projects. Give priority to senior housing projects on sites designated in the Land Use Diagram.
- 11.9-I-2 Encourage development of individual or group-care housing affordable to the City's senior population through reduced parking requirements and other incentives. Actively support tax break and deferment legislation for qualifying elders.

11.10 NEIGHBORHOOD PRESERVATION

GUIDING POLICY

- 11.10-G-1 Maintain the high quality of housing in San Ramon, and ensure that the current character of neighborhoods does not deteriorate.

IMPLEMENTING POLICIES

- 11.10-I-1 Expand City efforts to facilitate rehabilitation of the existing housing stock through creation of an award/recognition program.

San Ramon's existing housing stock is a valuable resource for moderately affordable housing, and efforts to maintain and enhance it should be recognized.

- 11.10-I-2 Create funding programs, including provision of low-interest loans for low and very-low income households, for residential rehabilitation throughout the City.

Low-interest loan programs, supported by the Redevelopment Agency's Low-Moderate Income Housing Fund, can support rehabilitation of aging residential units.

- 11.10-I-3 Ensure that the design, scale, and buffering of housing (especially multi-family) retains the character of the surrounding neighborhood.

- 11.10-I-4 Enforce City ordinances that maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. Periodically review current ordinances to ensure that they are adequate to maintain the quality and safety of local neighborhoods.

- 11.10-I-5 Disperse below-market housing throughout residential neighborhoods, and ensure that affordable units are essentially indistinguishable from surrounding market-rate units.

11.11 EQUAL HOUSING

GUIDING POLICY

- 11.11-G-1 Promote equal housing opportunities in the City, as mandated by State and federal law.

IMPLEMENTING POLICIES

- 11.11-I-1 Cooperate with and support efforts of organizations dedicated to eliminating discrimination in housing.
- 11.11-I-2 Encourage developers to provide amenities for a diversity of families, including single heads of households, the disabled, senior citizens, and extended families.
- 11.11-I-3 Support and provide funding to organizations that assist the homeless.
- 11.11-I-4 Establish standards to ensure that housing in San Ramon can be designed for, or with supportive services for, those with special needs.

11.12 ENERGY CONSERVATION

GUIDING POLICY

- 11.12-G-1 Promote energy conserving practices in the construction, renovation, and maintenance of San Ramon's housing units.

IMPLEMENTING POLICIES

- 11.12-I-1 Allow minor variations in building setbacks and/or solar orientation during Plan Review to increase energy efficiency of new housing units.
- Compatibility with adjacent buildings and the character of surrounding residential neighborhoods would still be required.*
- 11.12-I-2 Enforce the State's energy conservation standards for new residential construction and renovations to existing structures.
- 11.12-I-3 Encourage innovative designs to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods.
- 11.12-I-4 Disseminate information and support efforts by public utilities to encourage home conservation practices.

Housing Schedules

Schedule A: Summary Review of 1990 Housing Element Policies

Schedule B: San Ramon General Plan 2020 Housing Element Policies

Schedule A: Summary Review of 1990 Housing Element Policies

<i>1990 Housing Element Guiding Policies</i>	<i>1990 Housing Element Implementing Policies</i>	<i>Responsible Agency</i>	<i>Quantified Objective</i>	<i>Actions Needed</i>	<i>Time Frame</i>	<i>Status of 1990 Implementing Policies</i>
Implementation						
A. Ensure implementation of the 1990 Housing Program.	B. Establish a Housing Advisory Committee to assist City staff in the development of housing programs that respond to identified housing needs in San Ramon.	Housing Commission	N/A	Develop structure, membership, format and objectives of committee; advertise for and select members; approval of Housing Commission	1991	Housing Advisory Committee established in December 1991
	C. Consider affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.	- Planning Services Division - Redevelopment Services Division - Planning Commission	N/A	City staff will inform developers of San Ramon's objectives for affordable housing and will discuss the possibility of including housing for all income levels	1992 and ongoing	Pre-application meetings
Affordable Housing						
A. Allow construction of small-lot, single-family units and single-family attached units in order to decrease per unit land costs and provide lower cost single-family units.	E. Amend the Zoning Ordinance to allow increases in density bonuses above 25%, the minimum density bonus required by California law.	- Housing Advisory Committee - Planning Commission - Housing Commission - City Council	518 dwelling units, of which 104 are lower income	Housing Advisory Committee to develop new ordinance; review and approval by Planning Commission, Housing Commission, and City Council; amend Zoning Code	1992	Greystone Ranch Affordable Housing Agreement (Resolution No. 96-2) – 23 BMR units
B. Participate in programs assisting production of affordable units in order to provide housing for low- and moderate-income households.	F. Participate with Contra Costa County in offering programs to San Ramon residents that assist households in the purchase of their first home.	- Planning Services Division - City Council	One purchasing household per year (5 units)	Execute cooperative agreements with Contra Costa County, as funding is made available	1991 and ongoing	Community Assisted Shared Appreciation Program (CASA); Community Development Block Grant – Villa San Ramon
C. Ensure that units produced for low- and moderate-income households are made available to those	G. Establish a Housing Trust Fund to assist in the development of affordable housing.	- Housing Advisory Committee - Housing Commission	186 lower income units	Housing Advisory Committee to research and analyze pertinent State laws, market trends, and revenue projections; target housing	1993	Redevelopment Agency established a Low-Moderate Income Housing Fund - \$4.7 million in revenue

Schedule A: Summary Review of 1990 Housing Element Policies

1990 Housing Element Guiding Policies	1990 Housing Element Implementing Policies	Responsible Agency	Quantified Objective	Actions Needed	Time Frame	Status of 1990 Implementing Policies
available to those households and maintained as affordable units.		City Council		projections; target housing program uses; specify trust fund administration; review and approval by Housing Commission and City Council		million in revenues generated since 1993
D. Provide incentives for development of senior housing, and housing for the developmentally, mentally and physically disabled, at sites where proximity to services and other features make it desirable.	H. Develop a program that requires non-residential development to contribute housing impact fees and/or construct housing to offset housing needed for those who work in San Ramon.	- Housing Advisory Committee - Housing Commission - City Council	N/A	Housing Advisory Committee to research and analyze pertinent State laws and programs enacted by other jurisdictions, formulate and recommend a housing linkage fee policy; review and approval by Housing Commission and City Council	1993	Chevron Park Development Agreement – Future Housing Fee
	I. Prohibit the conversion of affordable housing units to market rate values for a period of 30 years, after initial occupancy.	- Planning Services Division - Housing Commission - City Council	N/A	Implement and enforce requirements of existing policies relating to density bonuses and senior housing; incorporate similar requirements in new regulations affecting the provision of affordable housing; approval of the Planning Commission and City Council	1991 and ongoing	No action
	J. Develop a program to ensure that occupants of non-market-rate units meet specified income requirements.	- Housing Advisory Committee - Housing Commission	N/A	Housing Advisory Committee to research and develop program; approval by Housing Commission.	1992 and ongoing	State Department of Housing & Community Development (HCD) definitions of income categories
	K. Work with the property owner of Cedar Pointe Apartments to maintain the existing subsidized units for low-income	- Planning Services Division - Redevelopment Agency	N/A	Maintain contact with Lincoln Properties and work with the owner to discourage conversion of the subsidized units.	1996 and ongoing	No action

Schedule A: Summary Review of 1990 Housing Element Policies

<i>1990 Housing Element Guiding Policies</i>	<i>1990 Housing Element Implementing Policies</i>	<i>Responsible Agency</i>	<i>Quantified Objective</i>	<i>Actions Needed</i>	<i>Time Frame</i>	<i>Status of 1990 Implementing Policies</i>
	families.					
	L. Grant density bonuses in addition to those required by State law for senior housing projects having desired characteristics as defined in existing City policy.	• Planning Services Division • Planning Commission	200 Senior Units, of which 35 are lower income.	Implement senior housing overlay district during review of relevant development applications; approval by the Planning Commission.	1991 and ongoing	Affordable Housing Density Bonus Ordinance, Ordinance No. 248
	M. Develop a program that provides a certain percentage of low-and moderate- income housing in residential developments throughout the City.	• Housing Advisory Committee • Housing Commission • City Council	781 dwelling units, of which 199 are lower income.	Housing Advisory Committee to research and develop inclusionary zoning policies; amend the Zoning Code; approval by the Housing Commission and City Council.	1992	Minimum 15% affordable housing obligation in Crow Canyon RDA – Bollinger Crest, Cambrio Townhomes, Deerwood Highlands/Park Place Apartments, Old Mill Village Condominiums
	N. Require an “in-lieu” fee from developers of market-rate housing for affordable units.	• Housing Advisory Committee • Housing Commission • City Council	N/A	Develop inclusionary zoning policies; amend the Zoning Code; approval by Housing Commission and City Council.	1992 and ongoing	No action
	O. Utilize development agreements when appropriate to encourage a full range of housing types.	• Housing Advisory Committee • Housing Commission • City Council	N/A	Revise development agreement policies; approval by the Housing Commission and City Council.	1993 and ongoing	Staff negotiation in Development Agreements
	P. Evaluate and apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.	• Housing Advisory Committee • Housing Commission	N/A	Determine housing project needs; research federal and State funding programs, and private financing mechanisms; apply for and pursue appropriate housing funds when they become available.	1991 and ongoing	Community Development Block Grant – Villa San Ramon

Schedule A: Summary Review of 1990 Housing Element Policies

1990 Housing Element Guiding Policies	1990 Housing Element Implementing Policies	Responsible Agency	Quantified Objective	Actions Needed	Time Frame	Status of 1990 Implementing Policies
	Q. Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing in San Ramon.	- Planning Services Division - Housing Advisory Committee	N/A	Solicit input from local non-profit developers during new policy formulation; recommend, when appropriate, that for-profit developers work with the non-profits.	1991 and ongoing	Community Assisted Shared Appreciation Program (CASA); Tri-Valley Affordable Housing Committee,
Housing Opportunity						
A. Increase availability of sites for residential development in response to demand resulting from employment growth	G. Encourage a mix of land uses and residential densities outside the Crow Canyon subarea	- Planning Services Division - Planning Commission - City Council	9,000 dwelling units, of which 1,350 are lower income and 900 are moderate income units	Incorporate affordable housing policies in the Dougherty Valley Specific Plan; approval and adoption by Planning Commission and City Council	1992	Dougherty Valley Affordable Housing Program – 275 Very Low, 688 Low, and 1,788 Moderate Income housing units
B. Plan for provision of urban infrastructure and necessary services prior to approving development in the Westside and Dougherty Valley, consistent with the City's Growth Management Element.	H. Review the General Plan and Zoning Ordinance to rezone land designated for office uses to allow residential development	- Planning Services Division - Planning Commission - City Council	226 dwelling units, of which 45 are lower income	Planning staff to recommend rezoning of certain parcels; approval and adoption by Planning Commission and City Council.	1992	Zoning amendments – Park Place Apartments, Deerwood Highlands, Cambrio Townhomes
C. Allow a variety of housing types to be built on residential sites to increase choice for San Ramon households.	I. Prepare and adopt the Dougherty Valley Specific Plan in 1992, and begin the process for annexation into the City, subject to a City-approved Plan	- Planning Services Division - Planning Commission - City Council - Contra Costa LAFCo	N/A	Planning Commission and City Council approval of Specific Plan; application to Contra Costa LAFCo into Sphere and City Limits	Specific Plan approval in 1992; Development begins in 1994-95	Dougherty Valley Specific Plan, November 1996; Dougherty Valley Settlement Agreement, May 1994
D. Ensure that new residential development is compatible with surrounding neighborhoods	J. Amend the Zoning Ordinance to encourage additional housing for senior citizens and in	- Housing Advisory Committee - Planning Commission	110 congregate care units, of which 15 low income	Housing Advisory Committee to develop zoning ordinance encouraging residential care and skilled nursing facilities for seniors	1994 and ongoing	Senior Housing Overlay District (D3-400); Ordinance No. 256

Schedule A: Summary Review of 1990 Housing Element Policies

<i>1990 Housing Element Guiding Policies</i>	<i>1990 Housing Element Implementing Policies</i>	<i>Responsible Agency</i>	<i>Quantified Objective</i>	<i>Actions Needed</i>	<i>Time Frame</i>	<i>Status of 1990 Implementing Policies</i>
neighborhoods.	citizens, and in particular, the development of residential care and skilled nursing facilities for seniors.	Housing Commission	low income and 95 moderate income seniors	nursing facilities for seniors; approval of Planning Commission and Housing Commission		
E. Supports efforts to provide temporary shelter for homeless persons.	K. Develop a public relations program to publicize the existence of the City's second unit of ordinance	- Planning Services Division - Housing Advisory Committee	One moderate income unit per year (5 units)	Staff to create brochure and Housing Advisory Committee to review; circulate for city-wide distribution; publish promotional articles in the City's newsletter	1992 and ongoing	"Building Second Units in San Ramon," March 1993; Thomas Ranch Subdivision – 20 second units
F. Support regional efforts to expand opportunities for neighboring communities to share their resources in the development of affordable housing.	L. Allow for manufactured housing in residential districts provided that it meets the same standards as conventional housing and is placed on permanent foundations.	Planning Services Division	N/A	N/A	1991 and ongoing	San Ramon Zoning Ordinance, Residential Use Classifications (D1-404)
	M. Permit a residential mix with job-producing land uses, as long as there is neighborhood compatibility and no environmental constraints	- Housing Advisory Committee - Planning Commission - Housing Commission	618 dwelling units, of which 178 are lower income	Housing Advisory Committee to research and develop a mixed use policy; approval of Planning Commission and Housing Commission	1992	Country Faire Planned Development; Home Depot Planned Development
	N. Investigate concepts and funding sources for a homeownership assistance program	- Housing Advisory Committee - Housing Commission - City Council	N/A	Housing Advisory Committee to research and develop a homebuyer assistance program; review and approval by Housing Commission	1992 and ongoing	Community Assisted Shared Appreciation Program (CASA)
	O. Study ways to encourage the development of housing accessible to disabled persons.	- Housing Advisory Committee - Housing Commission	N/A	Housing Advisory Committee to develop recommendations for handicapped facilities in ownership housing; review	1994 and ongoing	Standard condition of approval for residential subdivision re: handicapped and senior accessibility

Schedule A: Summary Review of 1990 Housing Element Policies

1990 Housing Element Guiding Policies	1990 Housing Element Implementing Policies	Responsible Agency	Quantified Objective	Actions Needed	Time Frame	Status of 1990 Implementing Policies
	P. Encourage housing for the mentally disabled	- Planning Services Division - Housing Advisory Committee - Planning Commission - Redevelopment Agency - Housing Commission	20 very low income units	and approval by Housing Commission Designation of potential sites by Planning staff; review by Housing Advisory Committee; approval of Redevelopment Agency/Housing Commission; review and approval of proposed development by Housing Advisory Committee, Planning Commission and Redevelopment Agency/Housing Commission	1991 and ongoing	No action
	Q. Adopt a condominium conversion ordinance	- Housing Advisory Committee - Housing Commission	N/A	Housing Advisory Committee to develop condominium conversion ordinance; review and approval by Housing Commission	1994	No action
	R. Develop a program to provide affordable housing for large families	- Housing Advisory Committee - Housing Commission	20 moderate income units	Housing Advisory Committee to develop multi-family unit program for large families; review and approval by Housing Commission	1994	Old Mill Village Condominiums – 38 3-bedroom units
	S. Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for industrial and public/semi-public uses.	- Housing Advisory Committee - Planning Commission - Housing Commission	N/A	Housing Advisory Committee to draft new policies that will amend the Zoning Ordinance; review and approval by Planning Commission and Housing Commission	1992 and ongoing	Draft Emergency Shelters and Transitional Housing Ordinance, September 1994
	T. Monitor statistics from police, County agencies or private organizations regarding homeless shelter needs	- Planning Services Division - Shelter, Inc. - Housing Advisory Committee	N/A	Planning staff, in cooperation with Shelter, Inc., to develop survey; Housing Advisory Committee to review and make recommendations on	1992 and ongoing	No action

Schedule A: Summary Review of 1990 Housing Element Policies

<i>1990 Housing Element Guiding Policies</i>	<i>1990 Housing Element Implementing Policies</i>	<i>Responsible Agency</i>	<i>Quantified Objective</i>	<i>Actions Needed</i>	<i>Time Frame</i>	<i>Status of 1990 Implementing Policies</i>
		Committee				
		• Housing Commission		the survey to the Housing Commission; distribute to all relevant agencies on an annual basis; Shelter, Inc to assist staff in analyzing results		
	U. Support and provide funding to organizations which assist the homeless	• City Council	N/A	Donations to be made on an "as-requested" basis	1991 and ongoing	Shelter, Inc – annual donations 1992-1996
	V. Work with neighboring jurisdictions in the Tri-Valley area to increase the opportunity to jointly develop affordable housing.	• Planning Services Division • City Council	N/A	City representatives to attend monthly meetings and participate in Tri-Valley Affordable Housing Committee activities	1992 and ongoing	Tri-Valley Affordable Housing Committee

Schedule B: San Ramon General Plan 2020 Housing Element Policies

<i>Housing Element Implementing Policies</i>		<i>Responsible Agency</i>	<i>Quantified Objective¹</i>	<i>Time Frame</i>
11.6-I-1	Utilize development agreements, when appropriate, to encourage a full range of housing types.	Planning Services Department	N/A	Ongoing
11.6-I-2	Create a Housing Advisory Committee (HAC) to ensure that housing programs are implemented, and provide staff resources to support the HAC, as needed.	- Economic Development Department - City Council	N/A	May 2003
11.6-I-3	Update the City's Zoning Ordinance in conformance with General Plan land use designations	- Planning Services Department - City Council - Planning Commission	N/A	May 2003
11.7-I-1	Require office development to contribute to the supply of workforce housing through new construction, partnerships with non-profit affordable housing providers, or payment of linkage fees.	- Planning Services Department - Planning Commission	N/A	Ongoing
11.7-I-2	Require residential developments with more than 10 housing units to provide Below Market Rate (BMR) units through new construction, donation of land, or payment of in-lieu fees. A minimum of 25 percent of all residential developments shall be constructed as BMR units, with guarantees of continued affordability for 50 years.	- Planning Services Department - Planning Commission	611 Very Low and 480 Low Income units	Ongoing
11.7-I-3	Establish a specific program for use of housing in-lieu fees—including timelines, milestones, and identification of housing sites—in order to ensure the timely construction of affordable housing units. Include limitations on development use of in-lieu fees to ensure that enough affordable housing is built at locations where it is needed in a timely fashion.	- Economic Development Department - Planning Commission - Housing Advisory Committee	N/A	May 2003
11.7-I-4	Organize an annual or biannual Affordable Housing Fair to educate residents, developers, non-profit organizations, and decision-makers about affordable housing sites and resources available in the region. Seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray City costs.	- Economic Development Department - Housing Advisory Committee	N/A	Ongoing
11.7-I-5	Allow increases in density bonuses above 25% (the minimum required by California law) for development of affordable housing, with commitments for Very Low and Low Income housing exceeding minimum requirements established in the Zoning Ordinance.	- Planning Services Department - Planning Commission	Undetermined	Ongoing
11.7-I-6	Continue the City program of offering other incentives to facilitate the provision of affordable housing in San Ramon.	Planning Services Department	N/A	Ongoing

Schedule B: San Ramon General Plan 2020 Housing Element Policies

<i>Housing Element Implementing Policies</i>		<i>Responsible Agency</i>	<i>Quantified Objective¹</i>	<i>Time Frame</i>
11.7-I-7	Continue participation with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.	Economic Development Department	N/A	Ongoing
11.7-I-8	Continue development of affordable housing opportunities through the <i>Low-Moderate Income Housing Fund</i> , with priority given to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.	- Economic Development Department - Redevelopment Agency - Housing Advisory Committee	N/A	Ongoing
11.7-I-9	Prevent the conversion of affordable housing units to market rate values for a period of 50 years, after initial occupancy.	- Economic Development Department - City Council	N/A	Ongoing
11.7-I-10	Work cooperatively with property owners of subsidized apartments to maintain these units for low-income families.	- Planning Services Department - Housing Advisory Committee	N/A	Ongoing
11.7-I-11	Apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.	- Economic Development Department - Housing Advisory Committee	N/A	Ongoing
11.7-I-12	Encourage non-profit housing developers to provide adequate affordable housing to meet State-mandated numbers.	- Economic Development Department - Planning Services Department - Housing Advisory Committee	N/A	Ongoing
11.7-I-13	Work with Contra Costa County to ensure that affordable housing is included in all Dougherty Valley Development Plans, in all lands within the Sphere of Influence/Planning Area.	- Planning Services Department - City Council	220 Very Low and 275 Low Income units	May 2003
11.7-I-14	Seek amendments to the Dougherty Valley Affordable Housing Program to provide additional incentives for construction of Very Low Income housing.	- Planning Services Department - City Council	Undetermined	May 2003
11.7-I-15	Give priority processing to affordable housing projects during Plan Review, to reduce development costs.	- Planning Services Department - Planning Commission	N/A	Ongoing
11.7-I-16	Pursue various financing strategies for development of affordable housing, including: - Redevelopment Area tax increment (<i>Low-Moderate Income Housing Fund</i>); - Land banking; - Federal/State tax credits; - Mortgage revenue bonds; and	- Economic Development Department - Redevelopment Agency - Housing Advisory Committee - City Council	N/A	Ongoing

Schedule B: San Ramon General Plan 2020 Housing Element Policies

Housing Element Implementing Policies		Responsible Agency	Quantified Objective ¹	Time Frame
	• Mortgage credit certification.			
11.8-I-1	Develop a program to construct and/or subsidize housing affordable to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.	• Economic Development Department • City Council • Housing Advisory Committee	N/A	Nov 2004
11.8-I-2	Encourage construction of second dwelling units within single-family residential neighborhoods by expanding second unit size, reducing minimum lot size, and in appropriate cases, allowing for tandem parking.	• Economic Development Department • Planning Commission • Housing Advisory Committee	Undetermined	May 2003
11.8-I-3	Consider manufactured housing in residential districts where appropriate, provided that it meets the same construction and design standards as conventional, single-family housing and is placed on permanent foundations.	• Planning Services Department • Planning Commission	Undetermined	Ongoing
11.8-I-4	Promote a combination of residential, retail, and office uses in areas designated for mixed use.	• Planning Services Department • Planning Commission	338 Very Low and 186 Low Income units	Ongoing
11.8-I-5	Develop and implement a homeownership assistance program, giving priority to public services employees, residents, and employed workers of San Ramon.	• Economic Development Department • Housing Advisory Committee	N/A	Nov 2004
11.8-I-6	Prepare and adopt a Condominium Conversion Ordinance.	• Planning Services Department • City Council	N/A	Nov 2004
11.8-I-7	Require diversity in unit-size within multi-family housing projects to ensure that 3- and 4-bedroom units are provided for large families.	• Planning Services Department • Planning Commission	N/A	Ongoing
11.8-I-8	Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for industrial and public/semi-public uses.	• Planning Services Department • City Council • Planning Commission	N/A	May 2003
11.8-I-9	Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing.	• Economic Development Department • Housing Advisory Committee	N/A	Ongoing
11.9-I-1	Consider density bonuses in addition to those required by State law for development of senior housing projects. Give priority to senior housing projects on sites designated in the Land Use Diagram.	• Planning Services Department • City Council • Planning Commission	Undetermined	Ongoing
11.9-I-2	Encourage development of individual or group-care housing affordable to the City's senior population through reduced parking requirements and	• Economic Development Department	N/A	Ongoing

Schedule B: San Ramon General Plan 2020 Housing Element Policies

<i>Housing Element Implementing Policies</i>		<i>Responsible Agency</i>	<i>Quantified Objective¹</i>	<i>Time Frame</i>
	other incentives. Actively support tax break and deferment legislation for qualifying elders.	• Planning Services Department • City Council		
II.10-I-1	Expand City efforts to facilitate rehabilitation of the existing housing stock through creation of an award/recognition program.	• Economic Development Department • Planning Services Department • Housing Advisory Committee	N/A	Nov 2004
II.10-I-2	Create funding programs, including provision of low-interest loans for low and very-low income households, for residential rehabilitation throughout the City.	• Economic Development Department • City Council • Housing Advisory Committee	N/A	Nov 2004
II.10-I-3	Ensure that the design, scale, and buffering of housing (especially multi-family) retains the character of the surrounding neighborhood.	• Planning Services Department • Planning Commission	N/A	Ongoing
II.10-I-4	Enforce City ordinances that maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. Periodically review current ordinances to ensure that they are adequate to maintain the quality and safety of local neighborhoods.	• Planning Services Department • City Council • Planning Commission • Housing Advisory Committee	N/A	Ongoing
II.10-I-5	Disperse below-market housing throughout residential neighborhoods, and ensure that affordable units are essentially indistinguishable from surrounding market-rate units.	• Economic Development Department • Planning Commission	N/A	Ongoing
II.11-I-1	Cooperate with and support efforts of organizations dedicated to eliminating discrimination in housing.	• Economic Development Department • Housing Advisory Committee	N/A	Ongoing
II.11-I-2	Encourage developers to provide amenities for a diversity of families, including single heads of households, the disabled, senior citizens, and extended families.	• Planning Services Department • Planning Commission	N/A	Ongoing
II.11-I-3	Support and provide funding to organizations that assist the homeless.	• Economic Development Department • City Council	N/A	Ongoing
II.11-I-4	Establish standards to ensure that housing in San Ramon can be designed for, or with supportive services for, those with special needs.	• Planning Services Department • City Council • Housing Advisory Committee	N/A	May 2003
II.12-I-1	Allow minor variations in building setbacks and/or solar orientation during	• Planning Services Department	N/A	Ongoing

Schedule B: San Ramon General Plan 2020 Housing Element Policies

Housing Element Implementing Policies		Responsible Agency	Quantified Objective ¹	Time Frame
11.12-1-2	Plan Review to increase energy efficiency of new housing units.	• Planning Commission	N/A	Ongoing
	Enforce the State's energy conservation standards for new residential construction and renovations to existing structures.	• Planning Services Department • Planning Commission		
11.12-1-3	Encourage innovative designs to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods.	• Planning Services Department	N/A	Ongoing
		• Planning Commission		
11.12-1-4	Disseminate information and support efforts by public utilities to encourage home conservation practices	• Economic Development Department	N/A	Ongoing
		• Housing Advisory Committee		

¹ Note: Housing programs are intended to work cooperatively with other programs to achieve quantified objectives. Therefore, total quantified objectives listed above exceed those stated in Table 11.5-1.

Source: City of San Ramon Planning Services Department; Dyett & Bhatia, 2001.

List of Acronyms

ABAG: Association of Bay Area Governments

BAAQMD: Bay Area Air Quality Management District

BACT: Best Available Control Technology

BART: Bay Area Rapid Transit

BMP: Best Management Practice

BMR: Below-Market Rate

CALTRANS: California Department of Transportation

CARB: California Air Resources Board

CASA: Community Assisted Shared Appreciation Program

CCTA: Contra Costa Transportation Authority

CCCTA: Central Contra Costa Transit Authority

CC&Rs: Covenants, Conditions, and Restrictions

CDBG: Community Development Block Grant

CDFG: California Department of Fish and Game

CEQA: California Environmental Quality Act

CHFA: California Housing Finance Agency

CIP: Capital Improvement Program

CNEL: Community Noise Equivalent Level

CSA: County Service Area

dB: Decibel

dBA: Decibel A-Weighted

DNL: Day-Night Average Noise Level

DERWA: Dublin San Ramon Services District and East Bay Municipal Utilities District Recycled Water Authority

DFG: Department of Fish and Game, State of California

DSRSD: Dublin San Ramon Services District

DTSC: Department of Toxic Substances Control, State of California

DU: Dwelling Unit

EBMUD: East Bay Municipal Utility District

EBRPD: East Bay Regional Parks District

ECHO: Eden Council for Hope and Opportunity

EDAC: Economic Development Advisory Committee

EIR: Environmental Impact Report (CEQA)

EMF: Electric and Magnetic Field

EPA: United States Environmental Protection Agency

FCWCD: Contra Costa County Flood Control and Water Conservation District

FEMA: Federal Emergency Management Act

FAR: Floor Area Ratio

GMI: Gross Monthly Income

GPRC: General Plan Review Commission

HAC: Housing Advisory Committee

HCP: Habitat Conservation Plan

HELP: Housing Enabled by Local Partnerships

HHW: Household Hazardous Waste

HOV: High Occupancy Vehicle

HCD: Housing and Community Development Department of the State of California

HUD: Housing and Urban Development

Ldn: Day-Night Average Sound Level

LOS: Level of Service

LAFCO: Local Agency Formation Commission

MOU: Memorandum of Understanding

MTC: Metropolitan Transportation Commission

NCCP: Natural Communities Conservation Plan

OPR: Office of Planning and Research

PD: Planned Development

RCOD: Resource Conservation Overlay District

RMI: Regional Median Income

SHIA: Supportive Housing Initiative Act

SOI: Sphere of Influence

Sq. Ft.: Square Feet

SRVFPD: San Ramon Valley Fire Protection District

SRVUSD: San Ramon Valley Unified School District

SWAT: Southwest Area Transportation Committee

TDM: Transportation Demand Management

TDR: Transfer of Development Rights

TSM: Transportation Systems Management

TVAHC: Tri-Valley Affordable Housing Committee

TVTC: Tri-Valley Transportation Council

UBC: Uniform Building Code

UGB: Urban Growth Boundary

ULL: Urban Limit Line

USFWS: United States Fish and Wildlife Service

USGS: United States Geologic Survey

VWM: Valley Waste Management

Glossary

360-degree design: An architectural design that relates to all adjacent buildings, including those on the side and rear as well as those facing the building.

Acres, Gross: A measure of total land area of any lot including streets, parks and other land dedications.

Acres, Net: The gross area of a site excluding:

1. All public and private streets, and streets which provide primary and direct access to a public street.
2. Land which has been determined to be hazardous or unbuildable based on the City's grading ordinance, the Resource Conservation Overlay District, and Ordinance 197.
3. Land within any existing or planned drainage easement.
4. Schools and parks or other facilities dedicated for public use.

Affordable Housing: Housing that can be purchased or rented by a household with very low, low, or moderate income and based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income (GMI) for housing, including utilities.

Agency: The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agricultural Preserve: Land designated for agriculture or conservation. (See "Williamson Act.")

Agriculture: Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Air Pollution: Concentrations of substances found in the atmosphere which exceed naturally occurring quantities and are undesirable or harmful in some way.

Alquist-Priolo Earthquake Fault Zoning Act, Earthquake Fault Zone: A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

Ambient: Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air, and other environments.

Aquifer: An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Archaeological: Relating to the material remains of past human life, culture, or activities.

Architectural Review: Regulations and procedures requiring the placement and exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historical character, and/or style of surrounding areas.

Arterial: A major street carrying volumes of relatively high speed traffic from local and collector streets to and from

freeways and other major streets. These streets have controlled intersections and generally provide limited direct access to abutting properties.

Assessment District; Benefit Assessment District: An area within a public agency's boundaries which receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets and Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

Base Flood: A 100-year flood that has a 1% likelihood of occurring in any given year.

Basic Routes: All local roads not designated as Routes of Regional Significance.

Below-Market-Rate (BMR) Housing Unit: Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "low income" or "moderate income".

Best Available Control Technology (BACT): The most stringent emission limit or control technique that has been

achieved in practice that is applicable to a particular emission source.

Best Management Practices (BMP): The combination of conservation measures, structure, or management practices that reduces or avoids adverse impacts of development on adjoining site's land, water, or waterways, and waterbodies.

Bicycle Lane (Class II facility): A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility): A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility): A facility shared with pedestrians and motorists, identified only by signs, and having no pavement markings or lane stripes.

Bikeways: A term that encompasses bicycle lanes, bicycle paths and bicycle routes.

Buffer Zone: An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.

Building: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or property of any kind.

Building, Maximum Height: Shall be measured as the vertical distance to the highest point of the roof top of a flat roof or a mansard roof, or to the average height of a pitched or hipped roof measured from that plane connecting the highest and

lowest portion of the lot abutting and outside the perimeter of the building footprint. Any fill of any depth or composition beneath or abutting the exterior perimeter of any building shall be included in the calculation of height.

Business Services: A subcategory of commercial land use which permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis; namely, advertising and mailing, building maintenance, personnel and employment services, management and consulting services, protective services, equipment rental and leasing, photo finishing, copying and printing, travel, and similar services.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

Capital Costs: The cost of public improvements or facilities and major pieces of equipment (e.g. utility systems, major roads, communication facilities, and public buildings) that have a useful life of more than three years.

Capital Improvement Program (CIP): A program, administered by the City which schedules permanent improvements, usually for a minimum of five years into the future, to fit the projected fiscal capability of the City. The program generally is reviewed annually for conformance to and consistency with the General Plan.

Carbon Dioxide (CO₂): A colorless, odorless, non-poison gas that is a normal part of the atmosphere.

Carbon Monoxide (CO): A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Channelization: (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands which limit the paths that vehicles may take through the intersection.

Circulation Element: One of seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed thoroughfares and transportation routes correlated with the Land Use Element of the General Plan.

City: City, with a capital "C", refers to the City of San Ramon; when used with a lower case "c" it means any city.

City Center: A central gathering place including civic, cultural, commercial, and social activities.

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

Collector Street: A street serving traffic movements between arterial and local streets, generally providing direct access to abutting properties.

Colluvium: Loose and incoherent deposits, usually at the foot of a slope or cliff and brought there chiefly by gravity.

Combined Sewer/Combination Sewer: A sewer system that carries both sanitary sewage and storm water runoff.

Commercial: A land use classification which permits facilities for the buying and selling of commodities and services.

Community Care Facility: Senior housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development on a formula basis for entitlement communities, and by the State Department of Housing and Community Development for non-entitled jurisdictions.

Community Facilities District: Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et. seq.), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Noise Equivalent Level (CNEL): A 24-hour energy equivalent level derived from a variety of single-noise

events with weighing factors of 5 and 10 dBA applied to the evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours. (See "Ldn.")

Community Park: A park or facility developed primarily to meet the requirements of a large portion of the City. The location serves an area within a three-mile radius. The size is generally from six to 60 acres.

Community Redevelopment Agency: A local agency created under California Redevelopment Law, or a local legislative body which has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

Congregate Care: Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Conservation: The management of natural resources to prevent waste, destruction or neglect.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a General Plan and implementation measures such as the Zoning Ordinance.

Covenants, Conditions, and Restrictions (CC&Rs): A term used to describe restrictive limitations which may be placed on

property and its use and which usually are made a condition of holding title or lease.

Creek: A natural stream of water normally smaller than and often tributary to a river which may be shown on the City's Ridgeline and Creek Protection Zone Map, dated May 24, 1988.

Cul-de-sac: A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cumulative Impact: As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

dB: Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA: The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing.

Dedication: The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used.

Dedication, In lieu of: Cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in

units per net developable acre. (See "Acres, Gross," and "Acres, Net.")

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Design Review: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.

Detention Dam/Basin/Pond: Facilities classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods.

Developer: An individual who, or business which, prepares raw land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: The physical extension and/or construction of urban land uses. Development activities include but are not limited to: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetation cover (with the

exception of agricultural activities). Routine repair and maintenance activities are not considered as “development.”

Development Fee: See “Impact Fee.”

Development Rights: The right to develop land by a landowner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

Dwelling Unit: One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

Easement: The right to use property owned by another for specific purposes or to gain access to another property.

Easement, Conservation: A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future).

Easement, Scenic: A tool that allows a public agency to use land for scenic enhancement, such as roadside landscaping or vista preservation.

Emission Standard: The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Endangered Species: A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Erosion: The loosening and transportation of rock and soil debris by wind, rain, or running water.

Exaction: A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Expansive Soils: Soils which swell when they absorb water and shrink as they dry.

Family: An individual or a group of persons living together who constitute a housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

Fault: A fracture in the earth’s crust forming a boundary between rock masses that have shifted. An “active” fault is one that has had surface displacement within Holocene time (about the last 11,000 years). A “potentially active” fault is one that shows evidence of surface displacement during Quaternary time (the last 2 million years).

Federal Emergency Management Agency (FEMA): A federal agency that provides disaster relief when cities, counties, or the State cannot respond.

Finding(s): The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agencies and bodies to justify action taken by the entity.

Fire-resistive: Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

Fiscal Year (FY): A twelve-month period used for accounting purposes by public and private entities. A fiscal year may have different beginning and ending dates than the calendar year. San Ramon uses a fiscal year that begins July 1 in one calendar year and ends June 30 of the following calendar year. Therefore, San Ramon's fiscal year is designated by a name that includes two calendar years; for example, FY 2000-2001 would be the fiscal year beginning July 1, 2000 and ending June 30, 2001.

Flood, 100-Year: The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or 1%, chance of occurring in any given year.

Flood Insurance Rate Map (FIRM): For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the premium risk zones applicable to that community.

Floodplain: The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the floodplain subject to a one percent chance of flooding in any given year, is designated as an area of special flood hazard by the Federal Insurance Administration.

Floor Area Ratio (FAR): The net floor area of a building or buildings on a lot divided by the lot area or site area.

Gateway: A point along a roadway at which a motorist gains a sense of having left one destination and of having arrived at a new and distinct destination.

Geologic Review: The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Geological: Pertaining to rock or solid matter.

Granny Flat: (See "Second Unit.")

Grasslands: Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

Groundwater: Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge: The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks which provide underground storage ("aquifers").

Group Quarters: A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities.

Growth Management: The use by a community of a wide range of techniques that direct the amount, type, rate, and location of development desired by the community. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs.

Guidelines: General statements of policy direction for which specific details may be later established.

Habitat: The physical location or type of environment in which an organism or biological population lives or occurs.

Habitat Conservation Plan (HCP): A program that is designed to extend protection provided for endangered species to all sensitive habitat in the Planning Area particularly Bollinger Canyon and on the Westside.

Handicapped: A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Hazardous Material: Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

High Occupancy Vehicle (HOV): Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

Hillside: Land which is part of a hill between the summit and the foot with slopes of 10% or more.

Hillslope: Hillside.

Hilltop: Land which is the highest elevation at the crest of a hill.

Home Occupation: A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Household: All those persons, related or unrelated, who occupy a single housing unit. (See "Family.")

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Impact: The effect of any man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code § 54990 specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impervious Surface: Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation: Actions, procedures, programs, or techniques that carry out policies.

Improvement: The addition of one or more structures or utilities on a vacant parcel of land.

Income Categories: The income limits for each income group are as follows:

1. Very Low: A household with an annual income usually no greater than 50% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.
2. Low: A household with an annual income usually no greater than 80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development.
3. Moderate: A household with an annual income between the lower income eligibility limits and 120% of the area median family income adjusted by household size, usually

as established by the U.S. Department of Housing and Urban Development.

4. Above-Moderate: A household with an annual income above 120% of the County's area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Industrial: The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee: (See "Dedication, In lieu of.")

Institutional Use: (1) Privately owned and operated activities which are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious institutions; and (3) other nonprofit activities of an education, youth, welfare, or philanthropic nature which cannot be considered a residential, commercial, or industrial activity. These uses in San Ramon are often referred to as "Public/Semipublic."

Intermittent Stream: A stream that normally flows for at least 30 days after the last major rain of the season and is dry a large part of the year.

Landmark: A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, State, or federal government. A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping: Planting, including trees, shrubs, and ground covers, suitably designed, selected, installed, and maintained permanently to enhance a site or roadway.

Landslide: A general term for a falling mass of soil or rocks.

Land Use: The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Ldn: Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighing applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leq: The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a “dosage” type measure and is the basis

for the descriptions used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service (LOS): A qualitative measure describing operational conditions within a traffic stream, as perceived by motorists. The conditions are generally described in terms of factors such as speed, delay, freedom to maneuver, comfort, convenience, and safety. Six levels of service are defined with letter designations from A to F, with A representing the optimal condition and F representing the worst.

Level of Service A: Represents free flowing traffic and with little or no limitation on vehicle movement or speed with most vehicles arriving at a signal during the green phase.

Linkage Fee: A program designed to offset the impact of employment on housing needs within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee is a condition of project approval. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Liquefaction: The transformation of loose, water-saturated, granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo): A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and the merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. LAFCo members generally include

two county supervisors, two city council members, and one member representing the general public.

Local Street: A street which primarily serves as access to abutting properties characterized by traffic with low speeds, low volumes and relatively short trip lengths.

Lot: (See "Site.")

Manufactured Housing: Houses which are constructed entirely in the factory, and which since 1976 have been regulated by the federal Manufactured Home Construction and Safety Standards under the administration of the U.S. Department of Housing and Urban Development. (See "Mobile Home" and "Modular Unit.")

Median Income; Area Median Income: As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development. "Area" means metropolitan area or non-metropolitan county.

Median Strip: The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mitigation: A specific action taken to reduce environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant measures are identified.

Mitigation Measures: Action taken to avoid, minimize, or eliminate environmental impacts. Mitigation includes: avoiding the impact altogether by not taking a certain action or parts of an action; minimizing impacts by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring

the affected environment; reducing or eliminating the impact over time by preservation and maintenance during the life of the action; and compensating for the impact by repairing or providing substitute resources or environments.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park under a lease with a minimum period of one year. (See "Manufactured Housing" and "Modular Unit.")

Modular Unit: A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. A modular unit does not have any chassis for future movement. (See "Mobile Home" and "Manufactured Housing.")

Motel: A structure in which there are five or more guest rooms or suites where lodging with or without meals is provided for compensation. Quite often provision is made for cooking in individual guest rooms or suites. (See "Hotel.")

National Ambient Air Quality Standards: The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Flood Insurance Program: A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act: A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

National Register of Historic Places: The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Natural Communities Conservation Plan (NCCP): A plan that identifies sensitive habitats within a rural development area and directs the preparation of a program to mitigate the impacts of rural development on the habitats.

Neighborhood Park: A park or playground developed primarily to serve the recreation needs of a small portion of the City. The location serves the area within one half mile radius of the park. The park improvements are usually oriented toward the recreation needs of children. The site is generally from two to ten acres depending on the nature of the service area.

Net Present Value (NPV): A future dollar amount discounted to a dollar amount of the value current in Fiscal Year 2000-2001. (See definition of fiscal year.) Discounting reflects the fact that a

dollar in hand is worth more than a dollar anticipated at some future time.

Nitrogen Oxide(s): A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

Noise: Any sound which is undesirable because it interferes with speech and hearing, is intense enough to damage hearing, or is otherwise annoying. Noise is simply "unwanted sound."

Noise Attenuation: Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour: A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Non-attainment: The condition of not achieving a desired or required level of performance and frequently used in reference to air quality.

Non-conforming Use: A use of a structure of land that was lawfully established and maintained, but which does not conform with the use regulations or required conditions for the district in which it is located by reason of adoption or amendment of local ordinance or by reason of annexation of territory to the City.

Office: General business offices, medical and professional offices, administrative offices or headquarters for large wholesaling or manufacturing operations, and research and development. Examples of office use include architectural, computer software consulting, data management, engineering,

interior design, graphic design, real estate, insurance, investment, and legal services.

Open Space: Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Overlay: A land use designation on the Land Use Map or a zoning designation on a zoning map, which modifies the basic underlying designation in some specific manner.

Ozone: A tri-atomic form of oxygen (O₃) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Paratransit: Refers to transportation services which operate vehicles, such as buses, jitneys, taxis, and vans, for senior citizens and/or mobility-impaired persons.

Parcel: A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parking Area, Shared: A public or private parking area used jointly by two or more uses.

Parking Area, Public: An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parking Ratio: The number of parking spaces provided per gross floor area, gross square feet, or the number of beds or bedrooms in a residence.

Parking Space, Compact: A parking space (8.5 feet wide by 16 feet long when perpendicular to a driveway or aisle) permitted in San Ramon based on the assumption that many modern cars are significantly smaller, and require less room, than a standard automobile.

Parking Space Standards: A standard parking space, when perpendicular to a driveway or aisle, is usually nine feet wide by 19 feet long.

Parking Space, Handicapped: A handicap parking space is usually 17 feet wide and 19 feet long.

Parks: Open space lands whose primary purpose is recreation. (See "Community Park" and "Neighborhood Park.")

Peak Hour/Peak Period: For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours duration.

Performance Standards: Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Personal Services: Services of a recurrently needed personal nature. This includes, but is not limited to, barber and beauty shops, massage, tanning, seamstress, tailors, shoe and luggage

repair, dry cleaning agencies (excluding plants), photocopying, and self-service laundries.

Planning Area: The land area addressed by the General Plan, including that within the City Limits and that beyond the City Limits but within the Sphere of Influence boundary. San Ramon's Planning Area boundary is coterminous with its Sphere of Influence boundary.

Policy: A specific statement of principle or of guiding or implementing actions which implies clear commitment.

Pollutant: Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution: The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Preserve: An area in which beneficial uses in their present condition are protected, such as, a nature preserve or an agricultural preserve.

Professional Offices: Buildings providing offices for professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Public and Semi-public Facilities: Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Rare or Endangered Species: A species of animal or plant listed in Title 14, California Administrative Code; Section 670.2 or 670.5, or Title 50, Code of Federal Regulations,

Section 17.11 or 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Reclamation: The reuse of resources, usually those present in solid wastes or sewage.

Recreation, Active: A type of recreation or activity which requires the use of organized play areas including, but not limited to, softball, baseball, football, and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive: Type of recreation or activity which does not require the use of organized play areas.

Recycle: The process of extraction and reuse of materials from waste products.

Redevelopment (public): New or replacement development undertaken to reduce or eliminate blighted conditions and to encourage private investment in designated "redevelopment project areas." In California, public redevelopment is funded largely through the sale of bonds, with the retirement of the bonded debt paid for by the increases in real property taxes on project area lands resulting from improvements prompted by the combination of public and private reinvestment in the area. Redevelopment can be financed completely independently of a city's General Fund operating revenues, but cities may allocate some operating revenues to assist redevelopment and/or target operating revenues to focus on redevelopment areas. Redevelopment may also be spurred by grants from Federal and State governments and sometimes private sources.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad homogeneous area.

Regional Park: A park which has been developed with a wide range of improvements usually not found in local community or neighborhood facilities to meet the needs of the entire City population. The location serves an area within a 30-minute driving time radius and the size is generally larger than 75 acres.

Residential: Land designated in the General Plan and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

Residential, Multiple-Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family: A single dwelling unit on a building site.

Resource Conservation Overlay District (RCOD): A district established to provide a means of conserving an area's distinctive atmosphere or character by protecting or enhancing its significant attributes. As required by Ordinance 197, the RCOD restricts development adjacent to ridgelines, on steep slopes, and along creek corridors. It intends to preserve ridgelines and stream protection zones.

Richter Scale: A measure of the size or energy release of an earthquake at its source. The scale is logarithmic, meaning that the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Rideshare: A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Ridge: An elongated crest or series of crests of a hill.

Ridgeline: A ground line located at the highest elevation of and running parallel to the long axis of the ridge.

Ridge Centerline: Ridgelines shown on the Ridgeline and Creek Protection Zone Map, unless the San Ramon Planning Commission approves a more precise delineation, based on topographic maps with contours of land shown at intervals of not more than ten feet.

Right-of-way: The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads, and utility lines.

Riparian Lands: Lands which are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near fresh water.

Riparian Vegetation: Vegetation associated with any water-course which requires or tolerates moisture in excess of that available in adjacent uplands.

Routes of Regional Significance: Roadways which generally serve as a means of travel across Contra Costa County, or between Contra Costa County and adjacent counties.

Runoff: That portion of rain or snow which does not percolate into the ground and is discharged into streams instead.

Sanitary Sewer: A system of subterranean conduits which carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leech fields (which hold refuse liquids and waste matter on-site). (See “Combined Sewer” and “Septic System”).

Scenic Highway Corridor: The visible area outside of a highway’s right-of-way, generally described as “the view from the road.”

Scenic Highway/Scenic Route: A highway, road, or street which, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, general plans in California were required to include a Scenic Highways Element.

School District Lands: Properties owned by public school districts and used for educational, recreational, and administrative purposes.

School Park: Land owned by a school district and designated under special agreement with the City’s Parks and Community Services Department for joint development, operation, or maintenance by both agencies to meet recreation needs of the general public as well as that of school students.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot and sometimes called “Granny Flat”.

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income. “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seismic: Caused by or subject to earthquakes or earth vibrations.

Senior Housing: Typically one- and two-bedroom apartments designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See “Congregate Care.”)

Seniors: Persons age 60 and older.

Septic System: A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See “Sanitary Sewer.”)

Setback Line: A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side, corner side or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise, or a line otherwise established to govern the location of buildings, structures or uses. Where no minimum front, side, corner

side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot line. The line is a horizontal distance measured from the respective property line.

Settlement: The drop in elevation of a ground surface caused by settling or compacting. Differential settlement is uneven settlement.

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance.

Shopping Center: A group of commercial establishments, planned, developed, owned, or managed as a unit, with off-street parking provided on the site.

Sign: Any representation (written or pictorial) used to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Significant Effect: A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Siltation: (1) The accumulating deposition of eroded material, or (2) the gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single-family Dwelling, Attached: A building containing two dwelling units with each unit having its own foundation on grade.

Single-family Dwelling, Detached: A building containing one dwelling unit on one lot.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Slope: Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil: The unconsolidated material on the immediate surface of the earth created by natural forces that serves as the natural medium for growing land plants.

Solid Waste: Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood. Organic wastes and paper products comprise about 75% of typical urban solid waste.

Special Needs Groups: As per State law, the needs of six groups need to be addressed in the housing element. These include homeless persons, female-headed households, farm workers, senior citizens, disabled persons, and large families (five or more people). These six groups have been identified as having needs that would not normally be met.

Special Recreation Areas/Facilities: Public or private lands and/or facilities leased to the City and/or operated by the Parks and Community Services Department to meet public recreation needs. Recreation opportunities are generally limited and may have permit or other restrictions on their use. No standard for this type of facility has been established.

Specific Plan: A plan that provides detailed design and implementation tools for a specific portion of the area covered

by a general plan. A specific plan may include all regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of Influence: The probable ultimate physical boundary and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Staging Area: A park facility developed with minimal recreation facilities that provides access to open or natural areas for hiking and equestrian uses. These areas may be developed in conjunction with other park facilities.

Storm Runoff: Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water. Also referred to as “urban runoff.”

Street Furniture: Those features associated with a street that are intended to enhance that street’s physical character and are for pedestrian use, such as benches, trash receptacles, kiosks, lights, and newspaper racks.

Structure: Anything constructed or erected which requires a location on the ground, including a building or a swimming pool, but not including a fence or a wall used as a fence, if the height does not exceed six feet, or access drives or walks.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. Subdivision includes a condominium project as defined in Section 1350 of the California Civil Code.

Subsidence: The gradual sinking of land as a result of natural or artificial causes. (See “Settlement.”)

Substandard Housing: Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Tax Increment: Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase the supply of very low- and low-income housing.

Traffic Demand Forecasting Model: A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See “Trip.”)

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system. (See “Transit, Public.”)

Transit-dependent: Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not have access to or own motorized vehicles. Transit-dependent citizens must rely on transit, Para-transit, or owners of private vehicles for transportation. Transit-dependent citizens may include the young, the elderly, and the poor.

Transit, Public: A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called “Mass Transit.”

Transportation Demand Management (TDM): A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to: (1) reduce the number of persons per vehicle; (2) reduce the number of persons who drive alone on the roadway during the commute period; and (3) increase the use of carpools, vanpools, buses and trains, and walking and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM): A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on utilizing existing highway and transit systems more efficiently rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Trees, Street: Trees strategically planted, usually in medians or along streets, to enhance the visual quality of a street.

Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end" (origin, often from home, but not always), and one "attraction end" (destination). (See "Traffic Demand Forecasting Model.")

Trip Generation: The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use of a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of

households are correlated with destinations that attract household members for specific purposes.

Undevelopable: Specific areas where topographic, geologic, and/or surface soil conditions indicate a significant danger to future occupants and a liability to the City, and are thus designated as undevelopable by the City.

Uniform Building Code: A national, standard building code which sets forth minimum standards for construction.

Uniform Housing Code: State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Growth Boundary (UGB): The line within which all urban development is to be contained.

Urban Limit Line (ULL): A boundary, sometimes parcel-specific, located to mark the outer limit beyond which urban development will not be allowed. It has the aim of discouraging sprawl by containing development during a specific period. Its location may be modified over time.

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urban area.

Use: The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged as per the City's Zoning Ordinance and General Plan land use designation.

Use Permit: The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Utility Corridors: Right-of-way or easements for utility lines on either publicly or privately owned property. (See “Right-of-way” or “Easement.”)

Vacant: Lands or buildings which are not actively used for any purpose.

Variance: A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the Zoning Ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district.

View Corridor: The line of sight (identified as to height, width, and distance) of an observer looking toward an object that is significant to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer's attention.

Viewshed: The area within view from a defined observation point.

Volume-to-Capacity Ratio: A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as v/c . At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the

peak hour will elongate into a “peak period.” (See “Peak Hour” and “Level of Service.”)

Warehousing Use: A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials which are inflammable or explosive or which present hazards or conditions commonly recognized as offensive.

Wastewater Irrigation: The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

Watercourse: Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been canalized, but does not include manmade channels, ditches, and underground drainage and sewer systems.

Watershed: The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse which drains into a lake, reservoir, bay or ocean.

Wetlands: Either transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or land that is covered by shallow water.

Williamson Act: Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between an owner of land and (usually) a county whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable

restrictions, and certain conditions need to be met prior to approval of an agreement.

Workforce Housing: (See “Affordable Housing”).

Zero Lot Line: A detached single-family unit distinguished by the location of one exterior wall on a side property line.

Zone, Interim: A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during general plan preparation to provide a basis for permanent zoning.

Zone, Traffic: In a traffic model, land areas are divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning: The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District: A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning, Incentive: The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits, such as preservation of greater-than-the-minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level, are included in the project.

Zoning, Inclusionary: Regulations which increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

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Appendix A:

San Ramon City Council Resolution

No. 99-96 | Initiative Ordinance

Measure G

MEASURE G

City Council Resolution No. 99-96 | Initiative Ordinance

RESOLUTION NO. 99-96

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON SUBMITTING AN INITIATIVE MEASURE TO THE VOTERS AT THE NOVEMBER 2, 1999, REGULAR MUNICIPAL ELECTION ESTABLISHING A TWO YEAR MORATORIUM ON AMENDMENTS TO THE GENERAL PLAN OR ZONING ORDINANCE, PROVIDING FOR A GENERAL PLAN REVIEW COMMISSION OF AT LEAST TWENTY-ONE SAN RAMON RESIDENTS TO RECOMMEND A NEW GENERAL PLAN, AND REQUIRING VOTER APPROVAL OF THE NEW GENERAL PLAN

WHEREAS, On July 13, 1999, the City Council directed the City Attorney to prepare an initiative measure for submittal to the voters at the regular municipal election on November 2, 1999; and

WHEREAS, the intent of the Council in directing preparation of the initiative measure was to establish a moratorium for a period of two years on amendments to the General Plan or Zoning Ordinance while a commission of San Ramon residents developed recommendations for a new General Plan to be submitted to the voters for approval; and

WHEREAS, on July 27, 1999, the City Council considered the initiative measure prepared by the City Attorney and heard public testimony on the proposal.

NOW, THEREFORE, BE IT RESOLVED:

- I. That, acting under authority of Elections Code §9222, the City Council submits to the voters at a regular municipal election on November 2, 1999, the following proposition to appear on the ballot as follows:

Shall the people of the City of San Ramon adopt an initiative ordinance:

1. Establishing a two year moratorium on amendments to the General Plan or Zoning Ordinance, and
2. Providing for the establishment of a General Plan Review Commission, consisting of at least 21 representatives of the community, to include, but not be limited to, individual residents of San Ramon at large and resident representatives from the business community, homeowners associations and environmental organizations, to draft during the moratorium for submission to the voters:

- A. A new general plan, taking into consideration the creation of urban growth boundaries to encourage smart growth within the urban growth boundary by promoting infill development and discouraging urban sprawl by providing mixed use of commercial, retail, education, recreation and housing, and
- B. To develop a plan for the acquisition of ridgeline areas and agricultural lands, contiguous to the City of San Ramon, to be preserved for open space purposes in perpetuity.
- II. That, pursuant to applicable provisions of the Elections Code, the City Council requests the Board of Supervisors of the County of Contra Costa and the County elections official to include the above proposition on the ballot at the regular municipal election on November 2, 1999, and authorizes the Board to canvass the returns of the election.
- III. That, the City Clerk is instructed to file copies of this resolution with the Board of Supervisors and with the appropriate election officials and to take such further actions as may be necessary under the Elections Code or as may be requested by county election officials in connection with the regular municipal election.
- IV. That, the City Attorney is directed to prepare an impartial analysis of the initiative measure as provided for under Elections Code §9280.
- V. That, the county election official is requested to print the full text of the initiative measure (Exhibit "A" to this

Resolution) as a part of the official election materials submitted to the voters.

PASSED, APPROVED, AND ADOPTED at the meeting of July 27, 1999 by the following votes:

AYES: Councilmembers Hudson, Kinney, Welm and Mayor Athan

NOES: Councilmember Raab

ABSENT: N/A

ABSTAIN: N/A

ATTEST: Judy Macfarlane, City Clerk

AN INITIATIVE ORDINANCE ESTABLISHING A TWO YEAR MORATORIUM ON AMENDMENTS TO THE GENERAL PLAN OR ZONING ORDINANCE, PROVIDING FOR A GENERAL PLAN REVIEW COMMISSION OF AT LEAST TWENTY-ONE SAN RAMON RESIDENTS TO RECOMMEND A NEW GENERAL PLAN, AND REQUIRING VOTER APPROVAL OF THE NEW GENERAL PLAN

The People of the City of San Ramon do ordain as follows::

Section 1. Intent.

An "Initiative Measure Amending the General Plan and Requiring Voter Approval of Various Land Use Decisions",

commonly known as the CAPP Initiative has qualified for the ballot at the November 2, 1999 regular municipal election. Under the CAPP Initiative certain amendments to the existing General Plan and specified land use approvals must be submitted to the voters on a case by case basis for approval prior to becoming effective. The City Council believes that a more comprehensive and fundamental method for allowing direct voter involvement in the planning process is to establish a broad based commission of San Ramon residents to recommend a new General Plan. The new General Plan would be submitted to the voters and would not become effective unless approved by the voters.

Section 2. Findings.

- A. Voter approval of the General Plan will add credibility and strength to the document which serves as a blueprint for future growth and development of the City.
- B. The maximum two year moratorium provided for hereunder is necessary because ongoing amendment of the General Plan or Zoning Ordinance could allow uses in conflict with or otherwise conflict with any new General Plan adopted following the procedures established by this initiative ordinance.
- C. The existing General Plan is legally sufficient and adequate to allow orderly development of the City and to assure that no property owner is denied economic use of his or her property for the two year period during which neither the General Plan or Zoning Ordinance may be amended.
- D. The subject matter of this initiative ordinance is deemed to be a municipal affair. As such, authority for adoption

of the ordinance is derived from Article I of the Charter of the City of San Ramon. Additionally, separate and independent authority for the two-year moratorium provision of this ordinance is found in Government Code Section 65858.

Section 3. Establishment of General Plan Review Commission.

Within sixty (60) days following the effective date of this initiative ordinance the City Council shall appoint a broad based commission of no less than twenty-one residents of San Ramon. The membership of this commission shall be representative of the community and shall include, but not be limited to representatives from the business community, homeowners associations, environmental organizations and individual residents of San Ramon at large.

Section 4. Task of Commission.

The General Plan Review Commission appointed by the City Council under Section 3 above shall undertake such studies and work as may be necessary to draft a new General Plan which will be processed as set forth in Section 5, below, taking into consideration the development of urban growth boundaries to encourage smart growth within the urban growth boundary by promoting infill development and discouraging urban sprawl by providing mixed use of commercial, retail, education, recreation and housing. The Commission shall prepare and recommend a plan for the acquisition of ridgeline areas and agricultural lands contiguous to the City of San Ramon to be preserved for open space purposes in perpetuity. The work of the commission shall be pursued expeditiously so that the General Plan drafted by the commission may be submitted to the voters prior to expiration

of the two year period established under Section 7 of this ordinance.

Section 5. Voter Approval.

The General Plan recommended by the, commission shall be forwarded to the Planning Commission and City Council for the sole purpose of conducting environmental review of the Plan pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq.). Upon completion of environmental review the General Plan, as drafted by the General Plan Review Commission, shall be submitted to the voters at either a special or regular municipal election. The new General Plan shall not become effective unless approved by the voters.

Section 6. Subsequent Amendment of General Plan.

The General Plan adopted pursuant to Section 5 may only be amended by a 4/5 vote of the City Council after a recommendation in favor of such amendment is made by a 4/5 vote of the Planning Commission. Neither the City Council nor the Planning Commission shall so vote until they have held at least three public hearings respectively. The action taken by the Planning Commission and the City Council must be supported by a finding that the proposed amendment is consistent with the general principles and objectives of the General Plan and such other findings as are appropriate.

Section 7. Moratorium Provisions.

For a period of two years from the effective date of this ordinance or upon voter approval of the new General Plan, whichever occurs first, neither the General Plan nor the Zoning Ordinance of the City of San Ramon may be amended.

Section 8. Severability.

If any portion of this initiative ordinance is declared invalid by a court of competent jurisdiction, the remaining portions shall remain valid and enforceable. In the event the City Council can cure any such deficiency in a manner consistent with the intent of this ordinance, the Council shall take whatever action may be necessary to cure the defect.

Section 9. Effective Date.

This initiative ordinance shall be effective as of the earliest date allowed by law.

Section 10. Conflicting Measures.

There is a clear conflict between this initiative ordinance and the CAPP Initiative entitled "Initiative Measure Amending the General Plan and Requiring Approval of Various Land Use Decisions". If both measures are approved on November 2, 1999, the measure receiving the greater number of affirmative votes shall supersede the other measure. No provision of the superseded measure shall be implemented or enforced.

San Ramon Habitat Protection Program

INTRODUCTION

The purpose of the San Ramon Habitat Protection Program is the long-term protection, enhancement, and management of sensitive habitat and to ensure that any mitigation for development impacts is adequate. Under the Program, if development has an impact on sensitive habitat identified by the General Plan that can not be avoided by project re-design, habitat mitigation areas will be established in order to offset any loss of habitat resulting from rural residential development. Establishment of these areas will be accomplished through the purchase of permanent conservation easements from willing sellers, and in certain circumstances, through acquisition by fee purchase from willing sellers.

PROGRAM PROCEDURES

Application

When an application is received for residential development on lands designated by the General Plan for Rural Conservation or Hillside Residential uses, if sensitive habitat exists on the site, a biological report for a Natural Communities Conservation Plan (NCCP) will be required of the applicant by the City as part of the approval process. The biological report will be prepared by a qualified biologist selected by the City and paid for by the applicant.

Biological Report Contents

1. The report will describe the habitat requirements, the result of either a pre-project reconnaissance-level survey, or if required, a more detailed site-specific survey. In describing the habitat requirements, the report will include:
 - a. For rare and endangered species, a definition of the requirements of rare and endangered organisms; a discussion of animal predation and migration requirements; animal food, water, nesting or denning sites and reproduction; and plant life histories and soils, climate, and geographic requirements.
 - b. For unique species, a definition of the requirements of the unique organism; a discussion of animal food, water, nesting or denning sites and reproduction, predation, and migration requirements; and a description of plant life histories and soils, climate, and geographic requirements.
2. The report will identify significant impacts on habitats on the project site that would result from development.
3. The report will recommend feasible measures to mitigate any significant impacts and to protect the identified habitats. The adequacy of these measures shall be evaluated under a program developed jointly by the applicant and the City. These measures may include, but are not limited to:
 - a. Avoidance of impacts;
 - b. Payment of a Habitat Mitigation Fee;

- c. Land dedication or creation of a Rural Conservation parcel for habitat protection;
 - d. Species-specific mitigation;
 - e. Other mitigation, including changes to development intensity, siting of buildings, structures or paving, and limitations on the timing and location of construction.
4. The report will propose a monitoring and reporting program to ensure that development conditions imposed are adequately being carried out and that significant impacts on identified habitats have not occurred. Monitoring will include:
 - a. Periodic general surveys of habitat mitigation areas to determine presence and status of rare and endangered or unique species;
 - b. Focused monitoring to assess effectiveness of mitigation measures;
 - c. Annual reconnaissance-level survey to ensure compliance with terms of the conservation easement.
 5. The report will address the potential need for adaptive management to ensure that the NCCP can incorporate new biological information and monitoring techniques and be adjusted over time.

Biological Report Review and Distribution

Reports will be completed to the satisfaction of the City prior to the determination that a required development permit application is considered complete. In meeting this requirement,

the City will distribute the report to the US Fish and Wildlife Service, the Army Corps of Engineers, the State Department of Fish and Game, the Regional Water Quality Control Board, and any other Federal or State agency with review authority over the identified habitats on the project site.

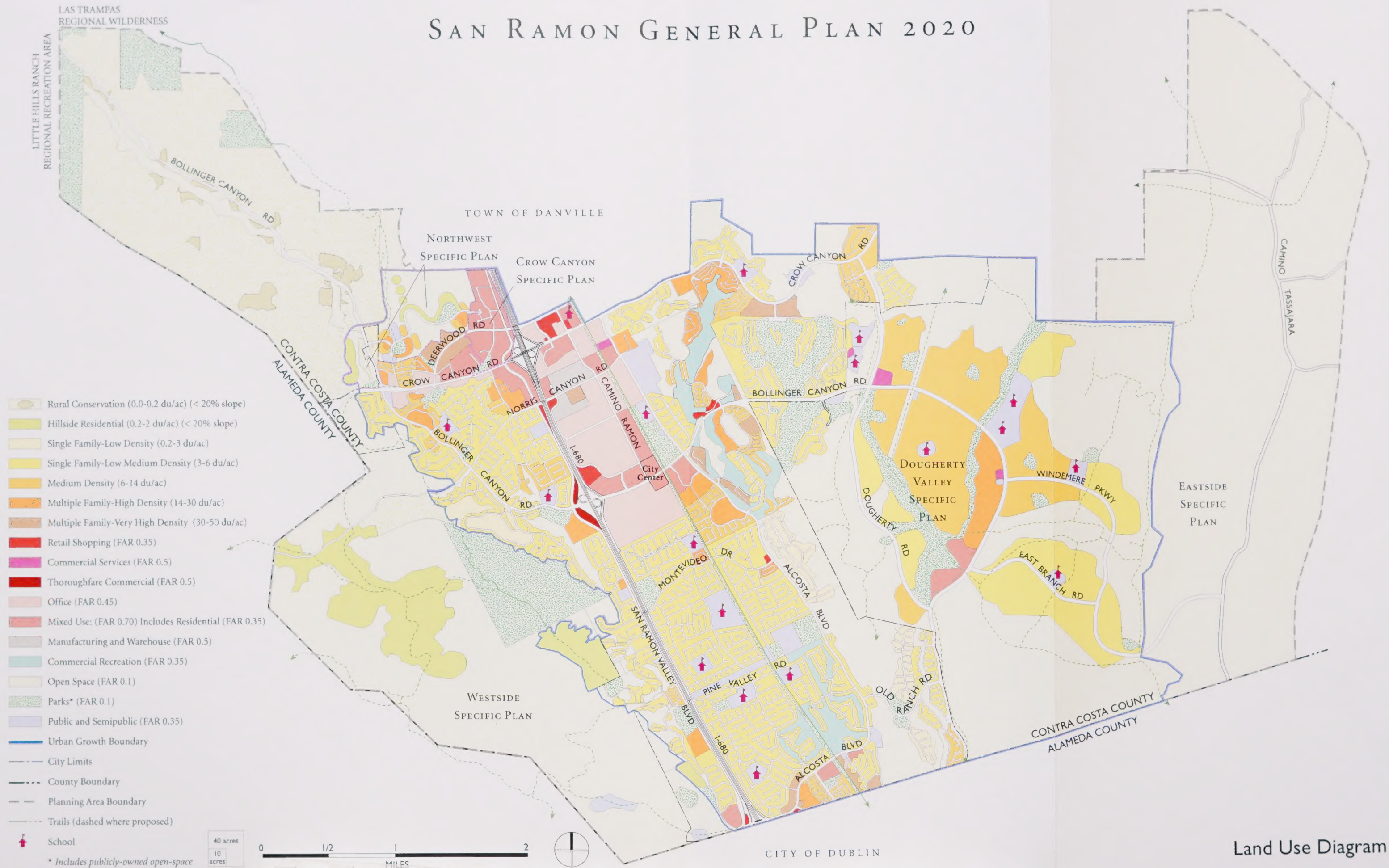
The review and distribution procedure will be as follows:

1. The biological report will be transmitted to each agency having jurisdiction over the affected resource with a request for comments on the adequacy of the biological report and any suggested mitigation measures deemed appropriate by the agency.
2. Included within the transmittal of the biological report shall be a request for comments to be transmitted to the City within 45 days of receiving the report.

Exceptions

The City may grant exceptions to these requirements upon finding that existing studies adequately fulfill the requirements, provided such studies were prepared by a qualified professional as a part of a previously certified Final EIR or certified Habitat Conservation Program.

SAN RAMON GENERAL PLAN 2020



Land Use Diagram

U.C. BERKELEY LIBRARIES



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